

SPRING 2018



Village of Menands, New York

REPORT ON COMMUNITY SURVEY ANALYSIS FOR THE COMPREHENSIVE PLAN

MRP Studio



UNIVERSITY ^{AT} **ALBANY**
State University of New York

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The 48-credit, two-year Master in Urban and Regional Planning (MRP) degree program at the University at Albany was established in 1982 and is fully accredited by the Planning Accreditation Board, the sole national accrediting body for planning. The MRP program is interdisciplinary, student-centered and participative, emphasizing the importance of creativity, public involvement, social justice, professional ethics, and environmental sustainability. With a strong orientation towards professional practice, an MRP provides a thorough foundation in land use planning, a range of technical skills and internship opportunities, and the opportunity to specialize in one of three alternative fields:

- Environmental and Land Use Planning
- Community Planning
- Transportation Planning

Alumni of the MRP program include university faculty, professional consultants, PhD students, and planners practicing in several regions of the United States and many foreign countries. Near the end of the degree program, students participate in the MRP Planning Studio, which provides them with an opportunity, working as a collaborative team, to apply the skills and knowledge obtained during their degree program to a real-world project.

The fall 2017 and the spring 2018 MRP Planning Studios supported the development of a comprehensive plan for the Village of Menands, NY. The fall Studio conducted initial public engagement and background research on the community. The spring 2018 Studio worked closely with Village of Menands officials and other stakeholders to complete a public engagement process and opportunity analysis, which can be used for the development of the future comprehensive plan. The spring 2018 MRP Planning Studio included:

Students: Linda Allen, Nasibah Elmi, Bradley Hershenson, Daniel Johnson, Timothy Kennedy, Tanya McGee, Samuel Morreale, Michelle Rogat, Jon Thompson
Instructor: Marcia Kees

Introduction

Community surveys are used to gain input from the community in order to inform the comprehensive planning process. Questions on these surveys generally reflect the different sections of a comprehensive plan, including, but not necessarily limited to information on housing, transportation, land use, and economic development. Surveys are carried out in the early phases of the planning process to provide guidance for the later phases of research, public engagement, and drafting the goals and recommendations for the comprehensive plan.

The Spring 2018 Graduate Planning Studio conducted this community survey from March 10 to April 12, 2018 and received a total of 330 responses from community residents and stakeholders.

This *Report on Community Survey Analysis for the Comprehensive Plan* describes and analyzes the public input obtained from the completed community surveys and is organized into five sections: 1) the methodology used for SurveyMonkey settings, question design, analysis, and presentation of results, 2) an explanation of the timeline, distribution and collection, 3) the analysis of survey responses, 4) a discussion on the survey's limitations, and 5) conclusions and recommendations. The data obtained by the Village of Menands Community Survey is further utilized in conjunction with data obtained from the two Open Houses. The analysis of all public engagement data is incorporated in the *Public Engagement Report*, which was provided to the Village at the conclusion of the public engagement process.

Methodology: Survey Design, Analysis, & Presentation of Results

This section explains the methodology used to design the survey questions and analyze the answers. The first part of this methodology section explains specific settings chosen for the online survey that were possible through SurveyMonkey, the online survey platform used for this survey. Then each question is explained by type, followed by an explanation of how the response data was analyzed and results presented. (See Appendix C for a copy of the survey.)

SurveyMonkey Settings

The online survey platform software, SurveyMonkey, provided many settings for the survey structure and design, collection, and analysis of results. Studio members chose the following settings.

The community survey was completely anonymous; no personal identifying information was collected. No survey questions were required to be completed to submit the survey, so respondents could skip whole questions, or parts of questions, and the survey was still considered valid. Qualifying questions were not used to filter out unwanted respondents; demographic questions were included at the end of the survey instead. SurveyMonkey allowed the survey to be taken multiple times from the same IP Address, which allowed multiple people within the same household to participate. The surveys were completed by participants either online, or in printed form. The printed surveys were collected and then manually entered into SurveyMonkey by Studio members. An automatic cut-off was not set to close out the survey but was manually closed by Studio members once the second Open House was over. These decisions were made to help increase the survey response rate.

Before the survey was distributed to the public, Studio members conducted a pilot survey by providing a survey link to the members of the original stakeholders committee. The responses to the pilot surveys were saved separately. The survey was revised slightly based on comments received, and then the survey count was reset to zero prior to the distribution of the survey to the public.

Demographic Questions

Survey questions 11 through 14, shown in Figure 1, asked for basic demographic data. These questions were intentionally placed at the end of the survey, with more engaging questions placed first, to minimize survey fatigue and optimize response rates. Demographic questions were asked in order to see how survey respondents reflected the general population of the Village of Menands

Figure 1: Demographic Questions

Please complete the following questions to help us obtain some characteristics of the respondents who completed this survey. Again, all surveys are anonymous and confidential.

11. Age: 19 and under 20-34 35-49 50-64 65+ years

12. How long have you resided in the Village of Menands? (If applicable)
 0-3 years 4-10 years 11-15 years 16-20 years 20+ years Not Applicable

13. How long has your business been open in Menands? (If applicable.)
 0-3 years 4-10 years 11-15 years 16-20 years 20+ years Not Applicable

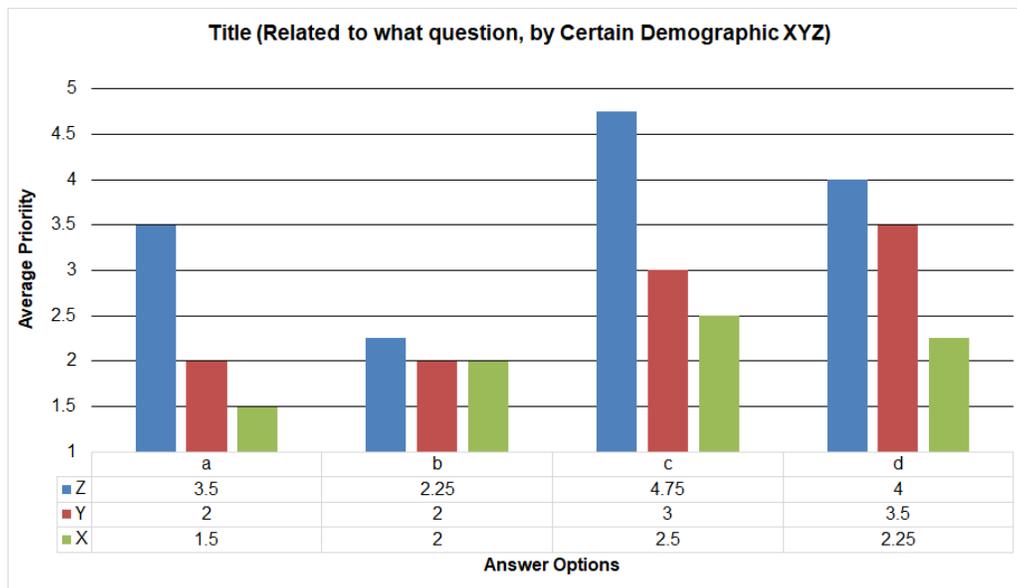
14. Please indicate your current status in Menands.

<input type="checkbox"/> a) Commercial property owner	<input type="checkbox"/> d) Residential tenant
<input type="checkbox"/> b) Commercial tenant	<input type="checkbox"/> e) Non-Resident Employed in Menands
<input type="checkbox"/> c) Residential property owner	<input type="checkbox"/> f) Other

through comparisons with Menands 2010 U.S. Census data for certain traits, such as age. In addition, demographic data was used to cross-reference answers to see how different demographic groups in Menands responded to certain questions. We were unable to conduct further analysis on demographic groups that were underrepresented in the survey responses.

The analysis in this report is organized with the demographic analysis and comparison first, followed by analysis for the rest of the survey questions. Graphical analysis showing all the survey responses are labeled as “All Response Data.” Graphical analysis that cross references the demographic data of the survey respondents for each question are labeled by the demographic trait, such as “by Age Groups,” “by Length of Residency,” and “by Status,” and these are clustered-column bar graphs to show comparisons. Figure 2 is an example of a clustered-column bar graph, showing the average priority that each demographic group (X, Y, or Z) assigned each answer option (a, b, c, or d) for that question. The axis is scaled from 1 to 5 to reflect the rating options that were provided to survey respondents. A data table containing the actual rated averages is shown below the graph.

Figure 2: Example of Clustered-Column Bar Graph



"Please Rate the Priority" Questions

Questions 1, 2, 3, 4, and 7 were rating scale, closed-ended questions asking survey respondents to rate the answers provided using a rating from 1-Low Priority to 5-High Priority. Figure 3 shows an example of how these questions were written in the survey. An average priority was then calculated by adding all of the rates that respondents assigned to an answer and dividing by the number of respondents (N-values) for each specific answer.¹ Survey respondents were also given space at the end of these questions to write any additional comments. Those additional comments were not analyzed, but are included in Appendix G.

Figure 3: "Please rate the priority" Question Sample

1. Please rate the following elements as they relate to the future of Menands.					
	1 – Low Priority	2	3	4	5 - High Priority
a) Revitalization of industrial areas	<input type="checkbox"/>				
b) Reuse of vacant commercial buildings	<input type="checkbox"/>				
c) Preservation of historic buildings and places	<input type="checkbox"/>				
d) Recreational facilities	<input type="checkbox"/>				
e) Open space	<input type="checkbox"/>				
f) Access to waterfront	<input type="checkbox"/>				
g) Sustainable/green technology	<input type="checkbox"/>				
h) Community beautification projects	<input type="checkbox"/>				
1A) Please include any additional comments here:					

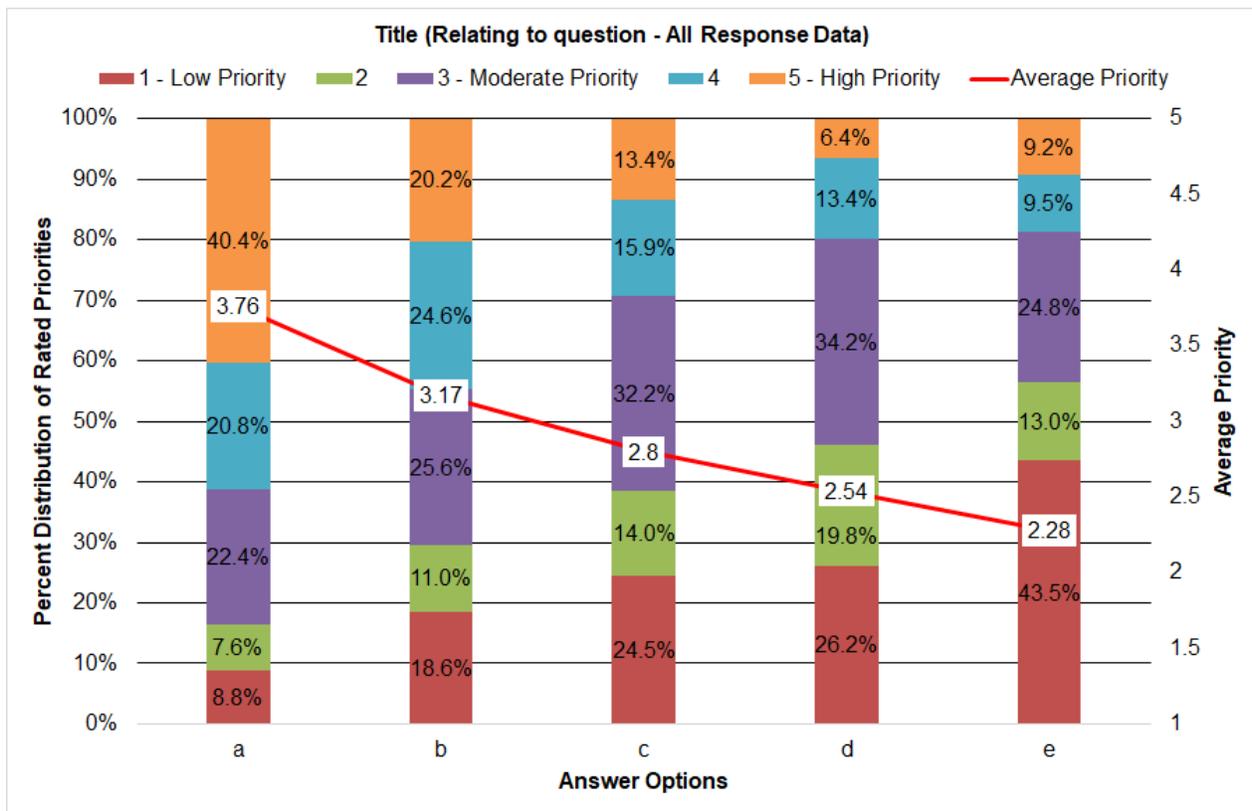
A graphical analysis of the results from all survey respondents is shown in the form of a 100% stacked-bar and line combination graph. This is noted in the figures that state “All Response Data” in the name, and Figure 4 is an example. The 100% stacked-bar format shows the percent distribution of how survey respondents rated each answer option, with that axis being on the left titled “Percent Distribution of Rated Priorities.” The line graph shows the overall average priority for each answer option and is represented by the axis on the right titled “Average Priority.” This gives a better representation of the survey respondents’ answers because it shows the distribution of responses. For example, in Figure 4, even though survey respondents have an overall moderate priority average of 3.76 for answer option A, the most popular ranking for that answer option was

¹ SurveyMonkey Inc. (2018) Matrix/Rating Scale Question. San Mateo, CA. Retrieved from https://help.surveymonkey.com/articles/en_US/kb/Matrix-Question .

High Priority, with 40.4% of survey respondents rating it a high priority of 5. The values for the percent distribution and average priority are shown within the graph.

Following each of these combination graphs, tables are included that provide statistical information on the number of respondents (N-values), average priority, and the standard deviation for each answer option.

Figure 4: Example of Stacked Bar & Line Combination Graph



Following the tables with statistical information, there are clustered-column bar graphs showing the analysis from cross referencing the demographic information of the respondents, as shown with the example in Figure 2. That analysis is in the following order: “by Age Groups,” “by Length of Residency,” and “by Status.”

"Check All" Closed-Ended Questions

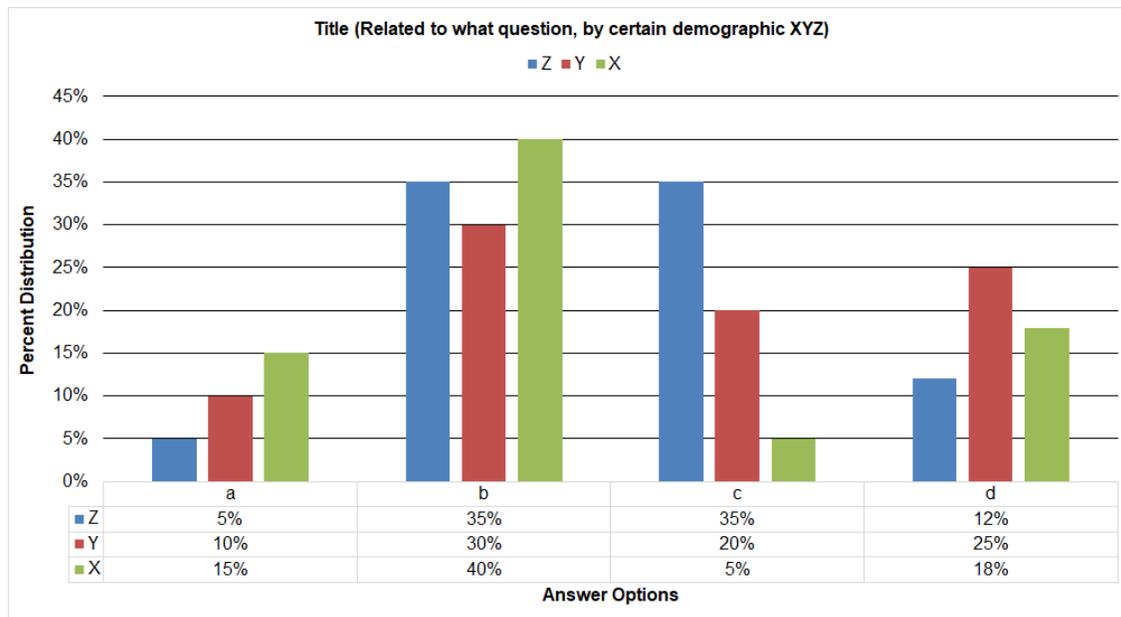
Questions 5 and 6 were checkbox, closed-ended questions that asked survey respondents to select all answers that applied. Figure 5 shows how these checkbox questions were presented within the survey. The graphical analysis shows the percent distribution of how many survey respondents selected each answer option provided out of the total number of survey respondents that answered the question.² This is shown in a bar graph, and will always be out of 100%, though some of the vertical axis were shortened to give a better visual comparison, as shown in Figure 6.

Figure 5: "Check All" Example Question

5. What types of businesses would you like to see more of in Menands? (Check all that apply.)

<input type="checkbox"/> a) Hospitality (restaurant, cafe, hotel, B&B)	<input type="checkbox"/> g) Home-based businesses
<input type="checkbox"/> b) Light industrial/manufacturing	<input type="checkbox"/> h) Specialty retail (drug store, clothing store)
<input type="checkbox"/> c) Professional services (legal, accounting, etc.)	<input type="checkbox"/> i) Retail farmers market
<input type="checkbox"/> d) Financial, insurance, real estate services	<input type="checkbox"/> j) Grocery store
<input type="checkbox"/> e) Arts & entertainment (theatre, art gallery)	<input type="checkbox"/> k) Other: _____
<input type="checkbox"/> f) Health care/medical facility/urgent care	

Figure 6: Example of Percent Distribution Bar Graph

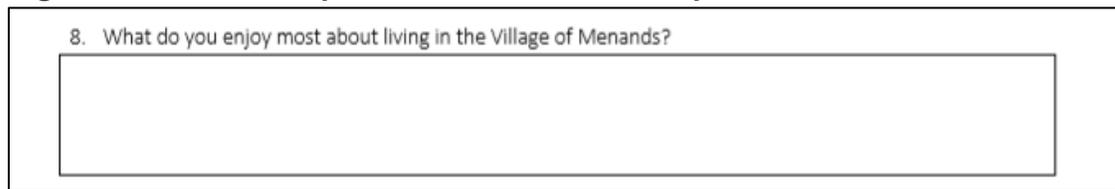


² SurveyMonkey Inc. (2018) Question Types. San Mateo, CA. Retrieved from https://help.surveymonkey.com/articles/en_US/kb/Available-question-types-and-formatting-options .

Qualitative Open-Ended Questions

Questions 8, 9, and 10 were open-ended qualitative questions asking survey respondents what they enjoy most about living in the Village of Menands, what they wish were different, and what they envision for the future. Studio members did a qualitative analysis of each of these questions by using emergent themes to sort and tally the responses into categories. The results of that qualitative analysis are shown a table and then discussed in narrative for Questions 8, 9, and 10.

Figure 7: Qualitative Open-Ended Question Example



8. What do you enjoy most about living in the Village of Menands?

Following that qualitative analysis, we provide tables of the text analysis performed by SurveyMonkey. It should be noted that SurveyMonkey counted the words by the number of respondents that mentioned the word, not the total number of times the word was used so that individual survey respondents would not be counted multiple times. The percentages in the text analysis tables represent the number of respondents that used that word out of the total number of respondents for that question.³ Only words with higher than a 5% use were noted in the text analysis. This data was then cross referenced only for status demographic, Residential Property Owner versus Residential Tenant, and only the top 5 words were analyzed for each.

³ SurveyMonkey Inc. (2018) Text Analysis & Word Cloud. San Mateo, CA. Retrieved from https://help.surveymonkey.com/articles/en_US/kb/What-is-Text-Analysis .

Timeline, Distribution, & Collection

This survey was distributed on March 10, 2018 with an original and stated deadline of March 29, 2018 but the survey end date was extended to April 12 to allow for late responses to be collected.

To make the survey as accessible as possible, the survey instrument was made available both online and in print form. The online version was created using the online software platform SurveyMonkey, and was accessible through the customized survey link www.surveymonkey.com/r/MenandsCS, through a QR code, and through links available on the Village of Menands home page, comprehensive plan, and calendar websites (see Appendix D). Flyers with the survey information, link, and QR code were distributed online and around the village with the help and participation of local businesses and organizations (see Appendix A). Village Mayor Megan Grenier supplied a letter of support and introduction to complement those flyers (see Appendix B). The survey was distributed at the Menands Fish Fry Dinner on March 23, at two Open House events (see Appendix E) on April 2 and April 11, and 1,275 surveys were mailed out to subscribers of the Menands Activities Newsletter on March 16.

The printed form of the surveys included instructions to either mail or drop off the completed surveys at the Menands Village Office at 280 Broadway in Menands. Businesses and organizations that participated in making surveys available also held on to surveys to be picked up by Studio members.

Studio members thank the Village Administration, the people of Menands, and the following local businesses and organizations for their time and participation in this process: Albany Lofts at One Broadway, Broadway Auto Clinic, Broadway Bikes, Dunkin Donuts, Family Dollar, Il Faro, KFC, McCarthy Tire Service, Menands Gardens, Menands Library, Menands School District, Mobil Gas Station, Mohawk-Hudson Humane Society, Nfrastructure, Poppy's Place, Rad Soap Company, Rite Aid, Riverview Center, Schuyler Inn, Sky Zone, Stewart's, Subway, True Value Hardware, Village One Apartments.

Analysis of Community Survey

The survey analysis first covers the demographic information that was collected from the survey respondents, and how that correlates to Menands 2010 Census Data. The following sub-sections analyze the survey responses for questions 1 through 10.

Demographic Data of Survey Respondents

Figure 8 shows the age distribution for all survey respondents. There was a fairly even distribution of survey respondents in all age groups, except for people who are under 20 years old. This presents an opportunity in the future to reach out specifically to people under 20 years old to include them in future public outreach efforts. Survey results are further broken down and are shown in “by age group” graphs. Survey results from respondents 19 and under are omitted from further analysis.

Figure 8: Age – All Response Data

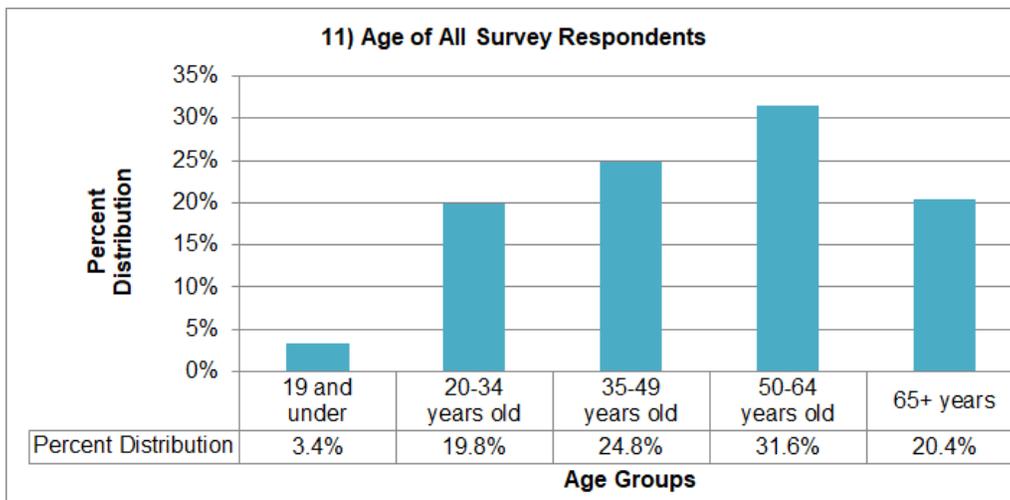


Figure 9: Age Comparison

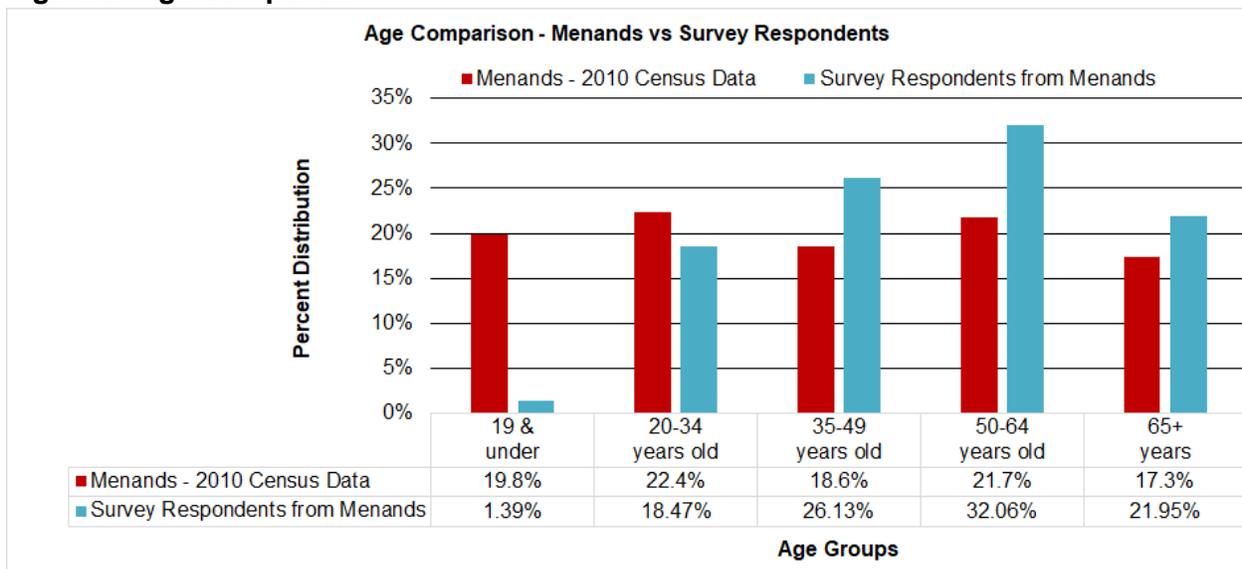
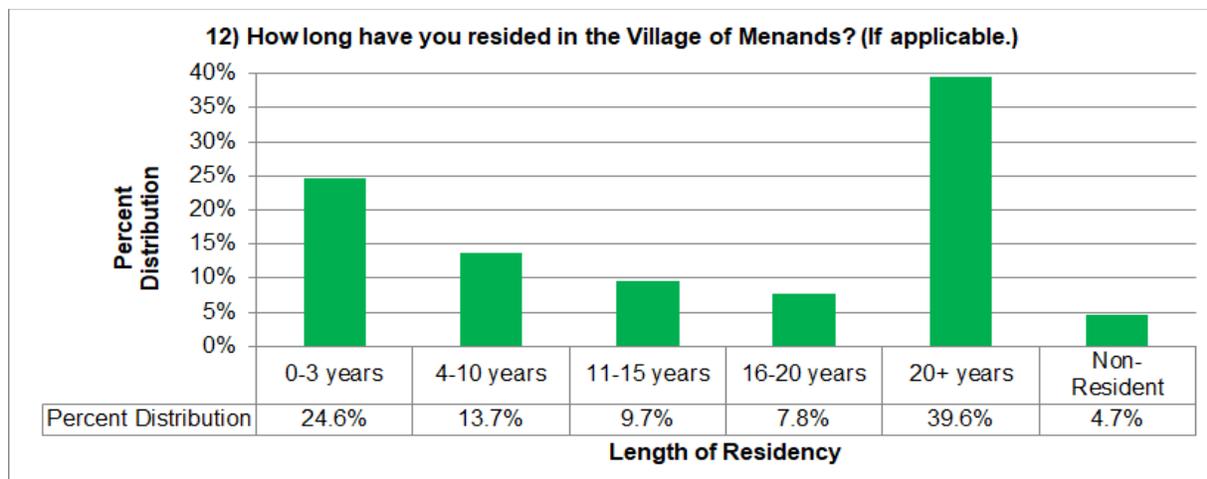


Figure 9 compares the age distribution of the survey respondents that live in Menands to the age distribution of the population of Menands taken from the 2010 Census Data. Survey respondents that live in Menands were older, with a higher representation of people older than 35, whereas the population of Menands has a much more even distribution of residents among all age groups.

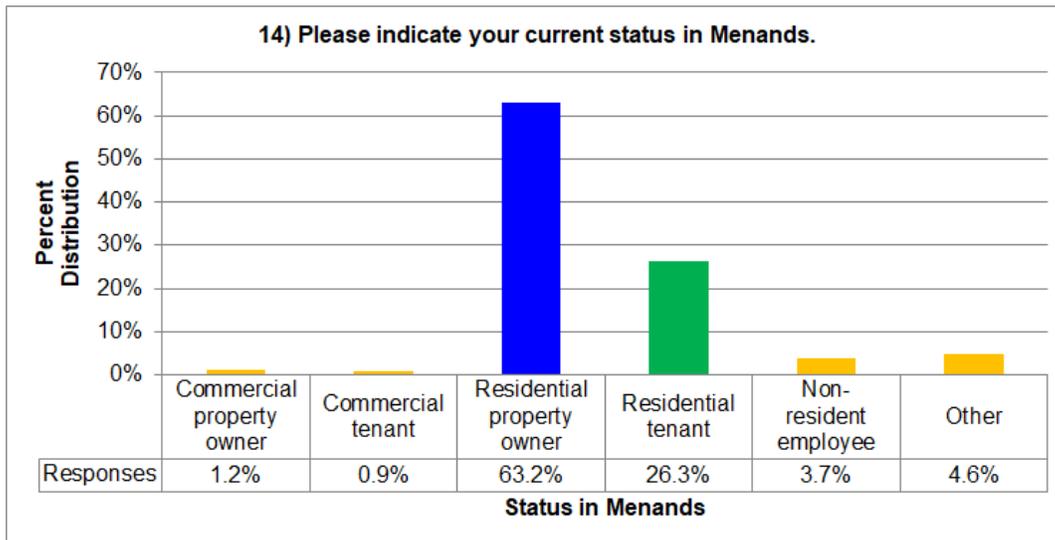
Figure 10 shows that 39.6% of survey respondents have lived in Menands for more than 20 years and 24.6% of survey respondents have moved to Menands within past 3 years. Another 13.7% of respondents have lived in Menands for 4-10 years. These three categories comprised the majority of survey respondents. Survey results are further broken down and shown in graphs “by length of residency”.

Figure 10: Length of Residency - All Response Data



Survey respondents were asked what their status was in Menands, that is, what made them a stakeholder to the community. The options that were provided include commercial property owner or tenant, residential property owner or tenant, non-resident employee, and other. Figure 11 shows that the overwhelming majority of survey respondents were either residential property owners, at 63.2%, or residential tenants, at 26.3%. Because of these levels of response for current status, further analysis of other survey questions show only the responses by those that were residential property owners and residential tenants. There were not enough responses from commercial property owners, commercial tenants, or non-resident employees to carry out further analysis. This presents an opportunity to include these groups in future outreach efforts.

Figure 11: Status in Menands - All Response Data



All graphs in this report that provide further breakdown of survey responses “by status” will illustrate responses by residential property owners in blue, and residential tenants in green.

Figure 12 shows the age distribution of the residential property owners and residential tenants who filled out the survey. The residential property owners tended to be older, with the 50-64 year-old group being the largest group of respondents. Residential tenants tended to be younger, in their 20’s, 30’s, and 40’s. Figure 13 shows that most of the residential property owners that completed the survey have lived in Menands for over 20 years, while most of the residential tenants are new to Menands within the last 3 years.

Figure 12: Age by Status

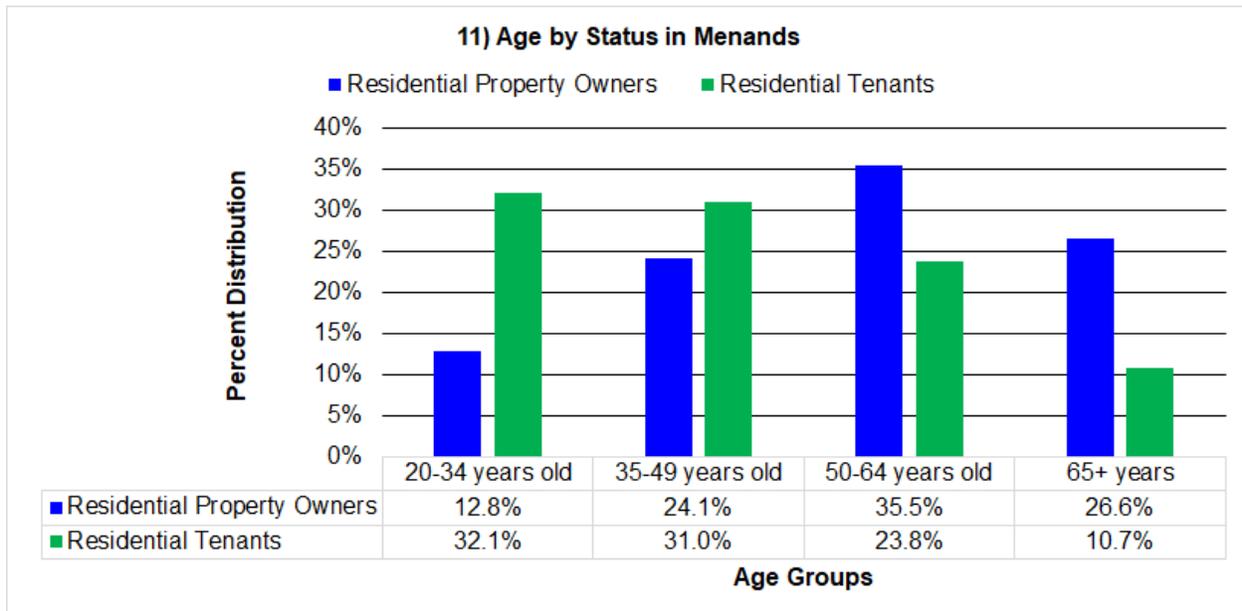


Figure 13: Length of Residency by Status

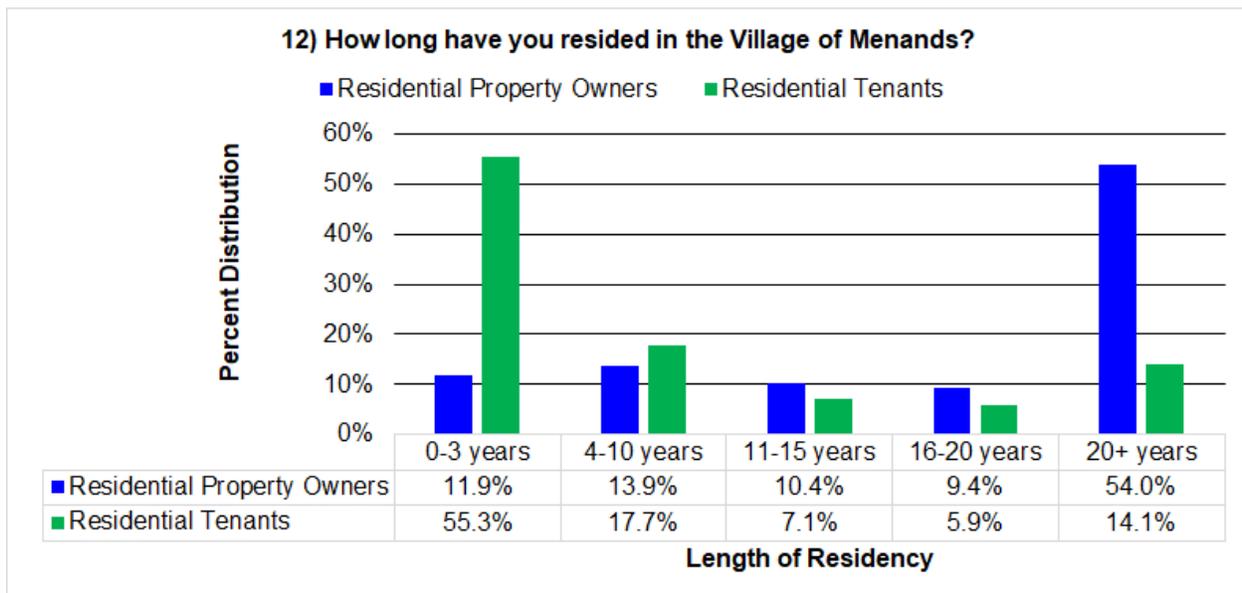


Figure 14 shows how long survey respondents have resided in Menands, broken down by age groups. Most of the survey respondents are either new to Menands or have lived there for more than 20 years. This distribution also shows that a large percentage of newcomers are in their 20’s, 30’s, and 40’s reflecting the growing number of rental apartments in Menands. Survey respondents that have lived in Menands for over 20 years are mostly older than 50 years of age.

Figure 14: Length of Residency by Age

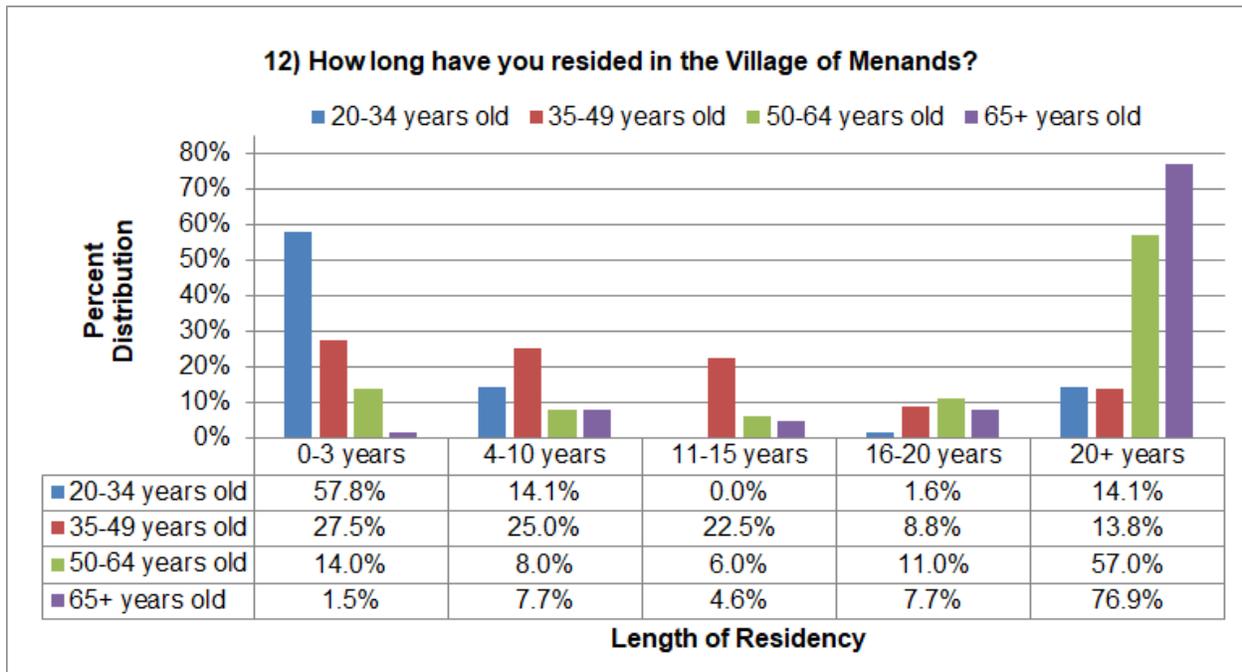


Figure 15: Business Tenure - All Response Data

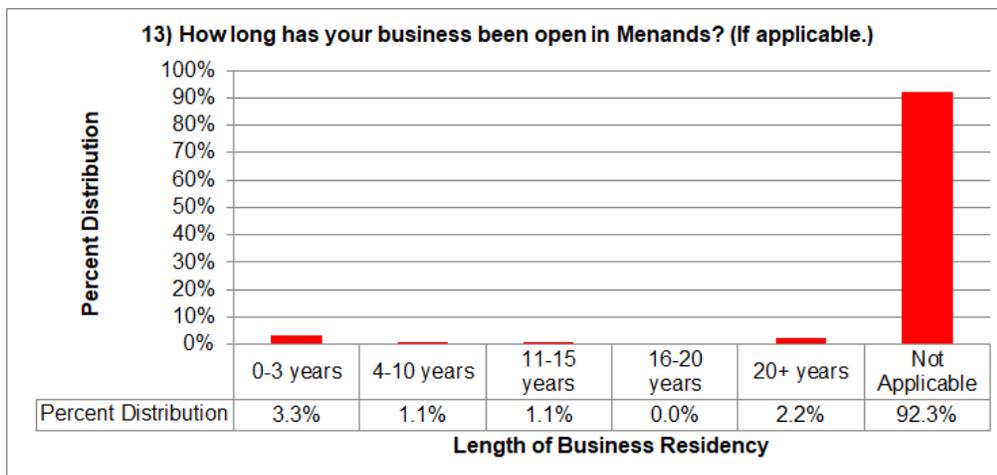


Figure 15 shows how long survey respondent businesses have been open in Menands, but 92.3% of respondents were not business owners so this data cannot support further analysis.

Question 1 – Potential Future Development Priorities

Figure 16: Q1 - Potential Future Development Priorities - All Response Data

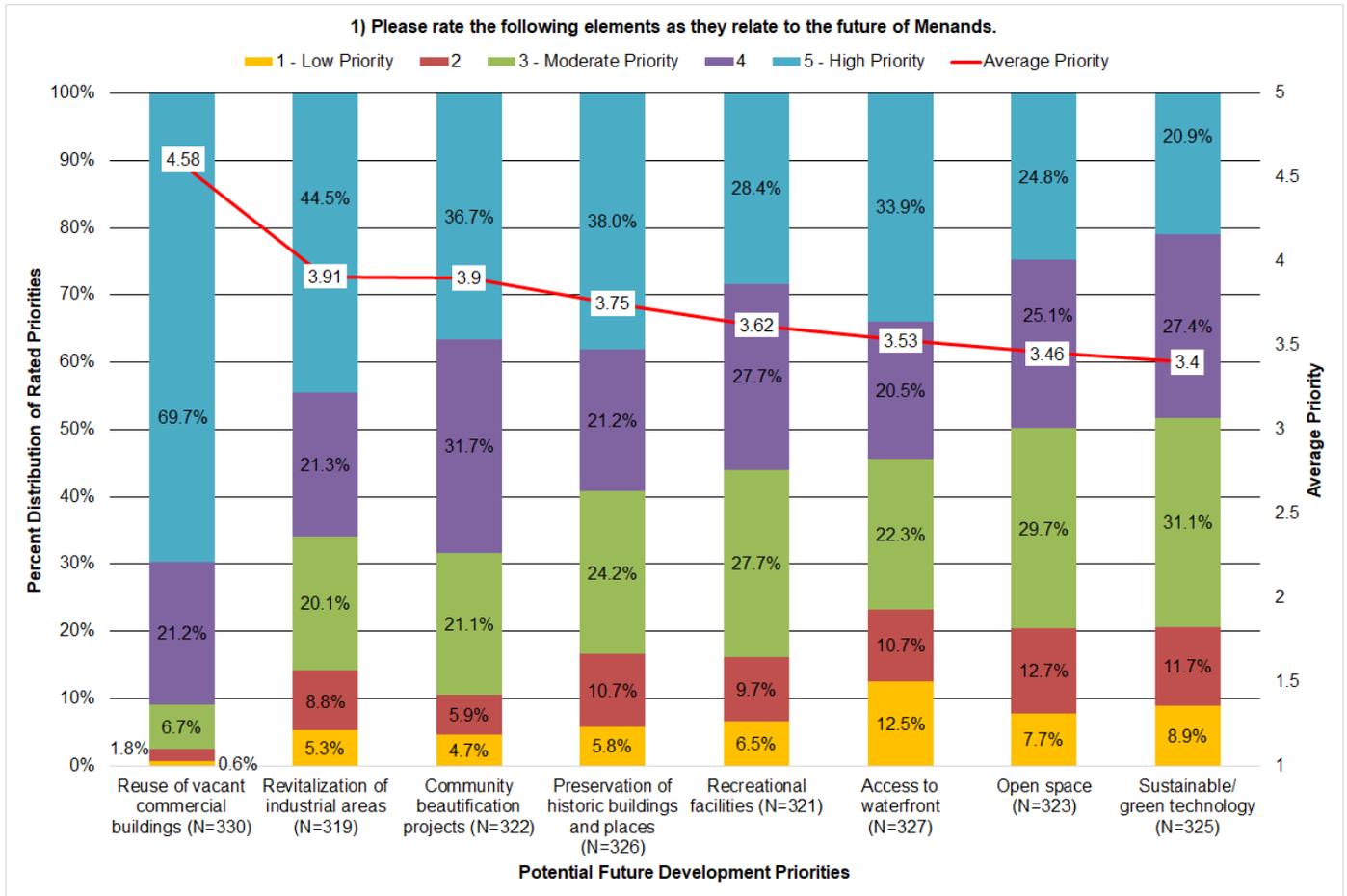


Figure 17: Q1 - Statistical Information - All Response Data

1) Please rate the following elements as they relate to the future of Menands.

Answer Options	N	Average Priority	Standard Deviation
Reuse of vacant commercial buildings	330	4.58	0.75
Revitalization of industrial areas	319	3.91	1.21
Community beautification projects	322	3.9	1.11
Preservation of historic buildings and places	326	3.75	1.23
Recreational facilities	321	3.62	1.18
Access to waterfront	327	3.53	1.38
Open space	323	3.46	1.21
Sustainable/ green technology	325	3.4	1.19
Total Answered:	330	Total Skipped:	0

All 330 survey respondents answered Question 1, which asked about potential future development priorities, and an additional 69 comments were submitted for this question (see Appendix G). The reuse of vacant commercial buildings was rated with the highest average priority of 4.58 and 69.7% of respondents rating it a high priority of 5. It should be noted that the reuse of vacant commercial buildings received responses from all 330 respondents and had the lowest standard deviation among answer options throughout the entire survey, meaning it has the highest consensus among survey respondents.

The next highest ranking options for potential future development were revitalization of industrial areas, and community beautification projects, with almost exact average priorities of 3.91 and 3.9 respectively. Between the two, the revitalization of industrial areas is more highly preferred because 44.5% of survey respondents rated it a high priority, as compared to 36.7% of respondents for community beautification projects.

These results are aligned with sentiment previously recorded in “The Village of Menands Broadway Corridor Economic Development Initiative: Current Conditions and Opportunity Report” that was released in June 2009. Menands Village residents and business owners participated as a part of their community engagement process, and 37.2% of them felt that “properties with vacancies” were a severe problem along the Broadway Corridor. A nine-year difference between the surveys indicates that vacancies are a consistent and key issue to the residents of Menands, and that the Village could certainly utilize this data to rate priorities and consider local policy options.

Figure 18: Potential Future Development Priorities by Age

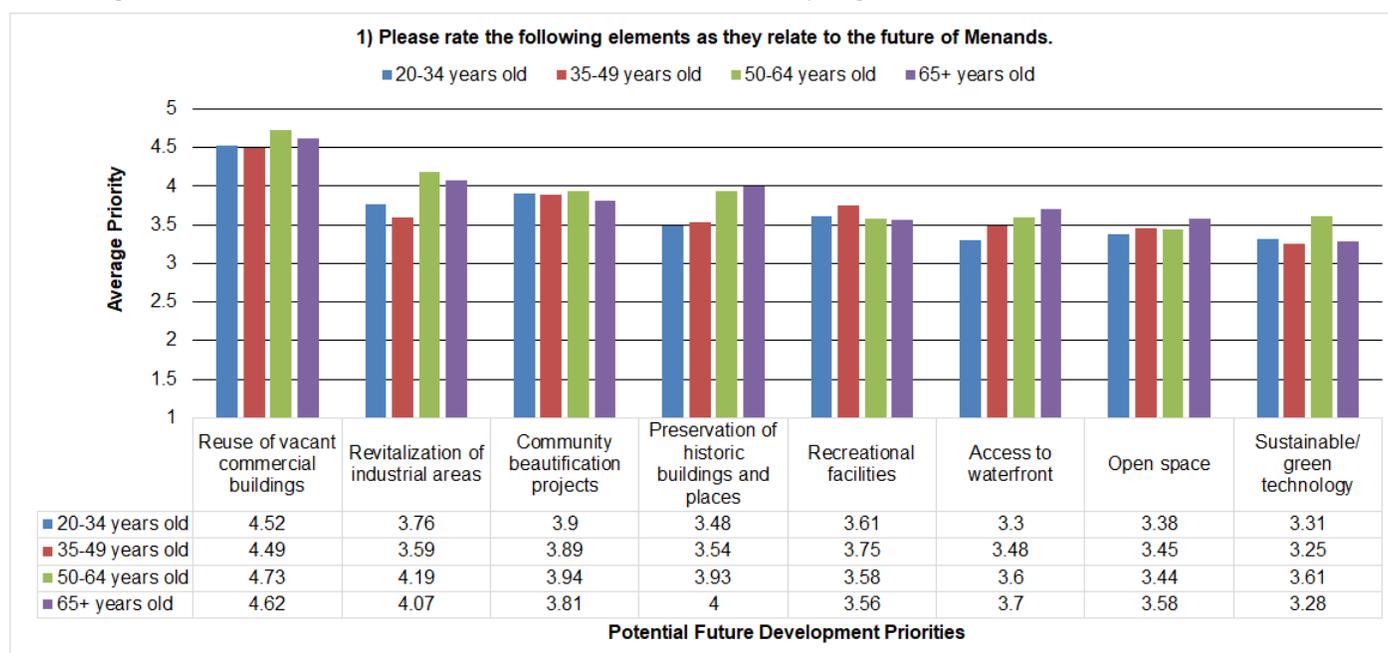


Figure 18 breaks down the survey responses on potential future development priorities by age groups. There is a consensus for most of the provided development options. However, the age groups 50-64 and 65+ years old rated the revitalization of industrial areas and the preservation of historic buildings and places with higher average priorities. Similarly, the older the age group of survey respondents the higher priority they gave to access to the waterfront.

Figure 19 shows how survey respondents that have resided in the Village for 20+ years assigned a higher priority to the reuse of vacant commercial buildings, the revitalization of industrial areas, and community beautification projects. This is important to note because these are residents who have a strong stake and lasting commitment to the community. Similarly, Figure 20 shows that residential property owners placed a higher priority on reuse of vacant commercial buildings and the revitalization of industrial areas, while residential tenants placed a higher priority on community beautification projects, access to the waterfront, and sustainable/green technology.

Figure 19: Potential Future Development Priorities by Length of Residency

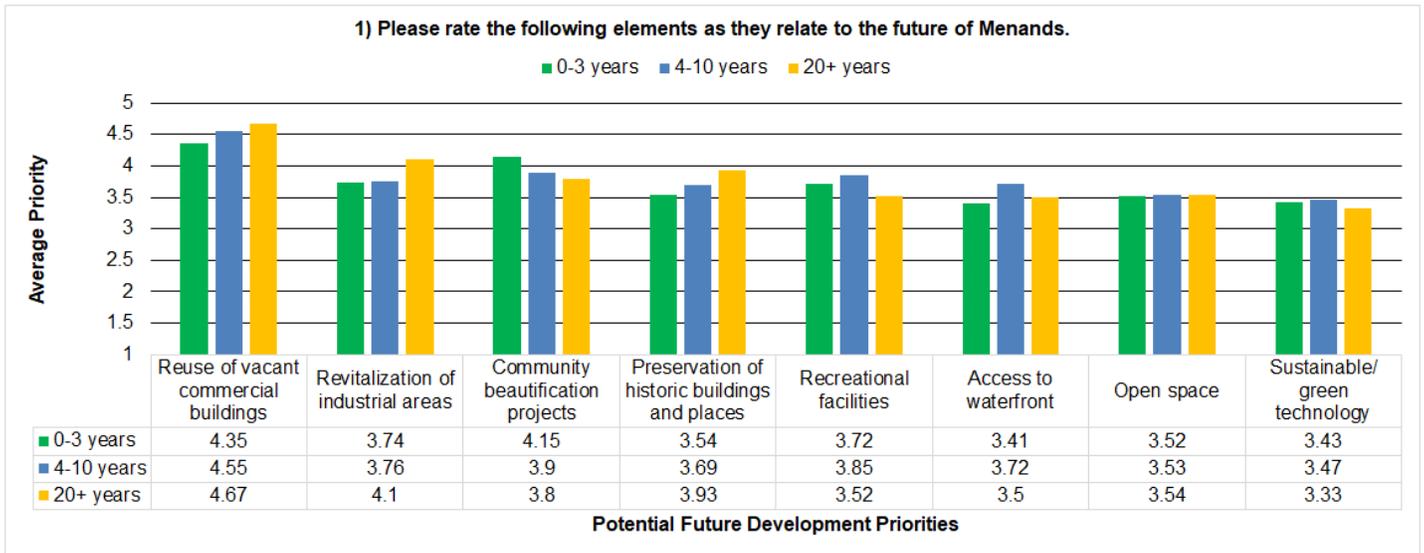
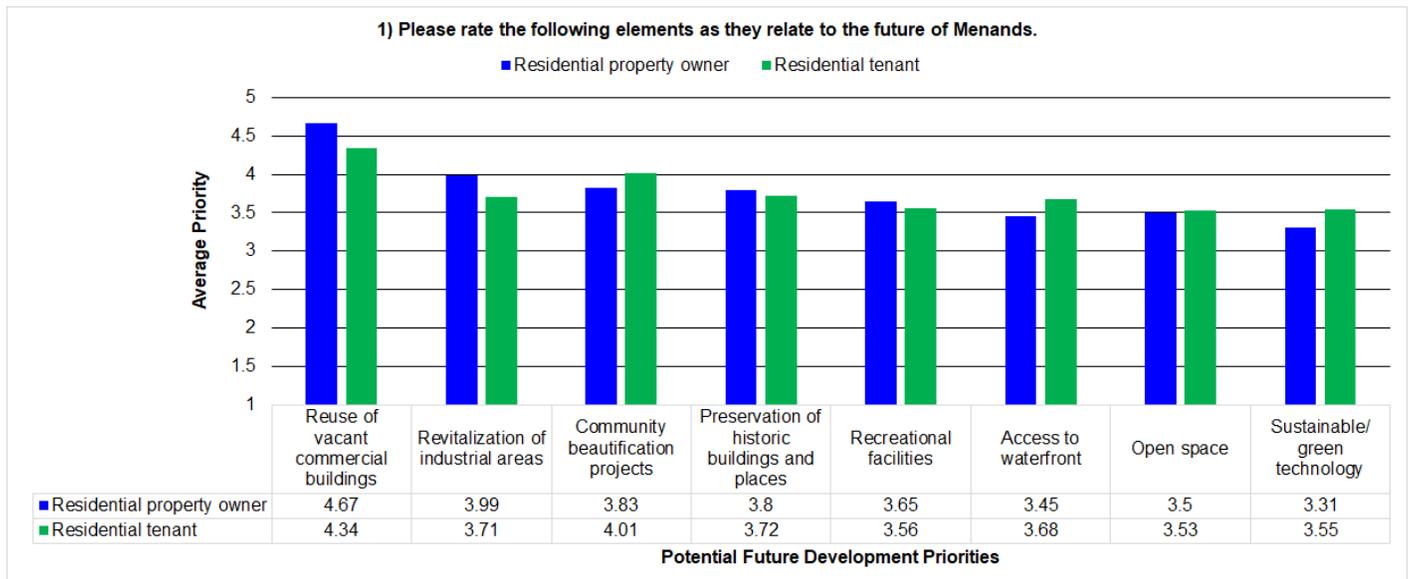


Figure 20: Potential Future Development Priorities by Status



Question 2 – Housing Type Needs

Figure 21: Q2 - Housing Type Needs - All Response Data

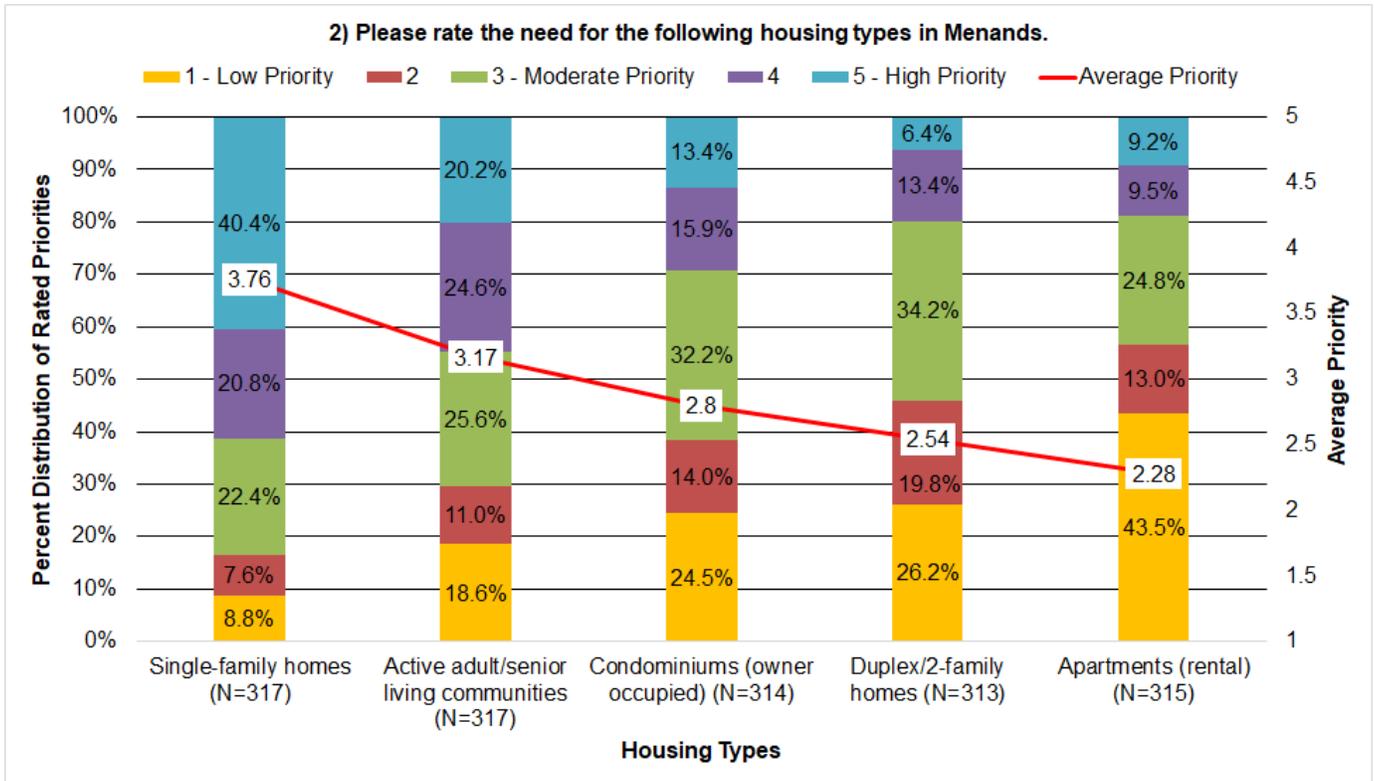


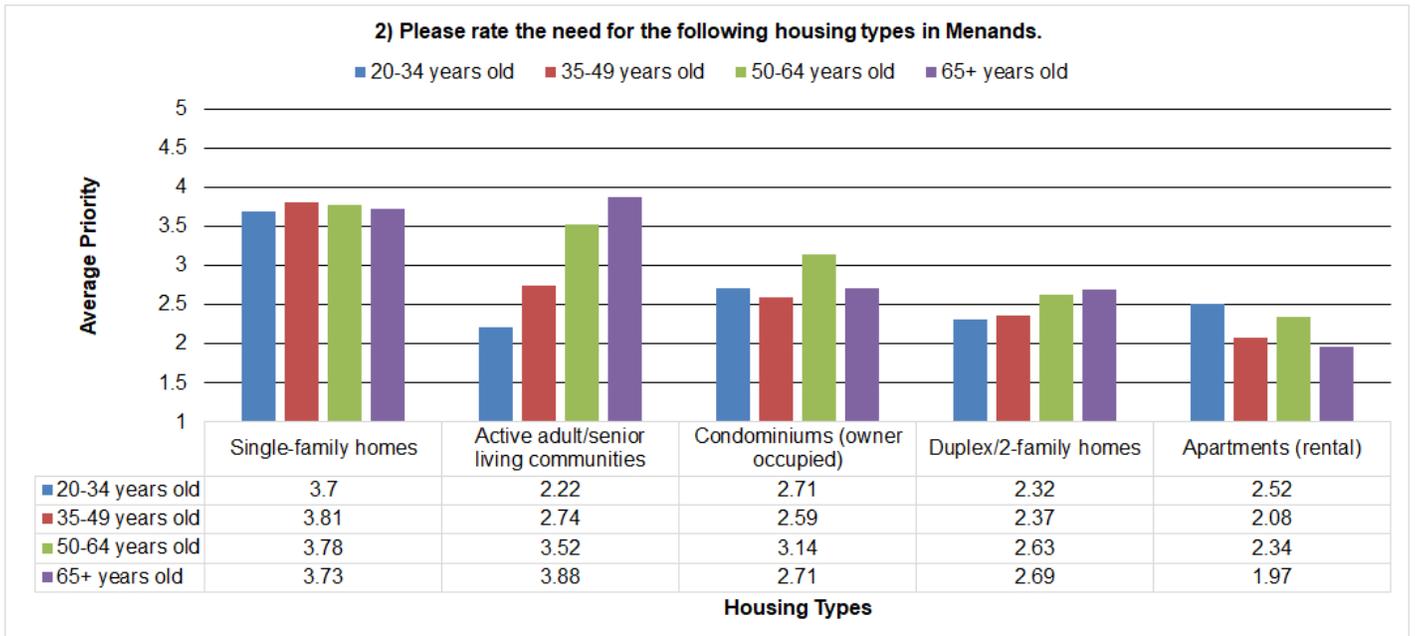
Figure 22: Q2 - Statistical Information - All Response Data

2) Please rate the need for the following housing types in Menands.			
Answer Options	N	Average Priority	Standard Deviation
Single-family homes	317	3.76	1.29
Active adult/senior living communities	317	3.17	1.37
Condominiums (owner occupied)	314	2.8	1.33
Duplex/2-family homes	313	2.54	1.19
Apartments (rental)	315	2.28	1.35
Total Answered:	324	Total Skipped:	6

Question 2 asked survey respondents to rate the need for different housing types in Menands. This question had 324 responses, 6 participants left the question unanswered, and an additional 54 comments were received. According to survey respondents, the most needed housing type is single-family homes, at a moderate-high priority average of 3.76, with 40.4% of survey respondents rating it a high priority of 5. There was consensus among survey respondents of different age groups

and residency lengths, but a distinction among residential property owners and residential tenants. Residential property owners rated single family homes with a higher priority rating than residential tenants, a difference of 0.64 average priority rating calculated from results shown in Figure 25.

Figure 23: Housing Type Needs by Age



The next highest desired housing type is active adult/senior living communities with a moderate priority average of 3.17. This housing type received unevenly distributed priority ratings overall. This variation can best be explained by the responses broken down by age groups and residency lengths. Figure 24 shows how survey respondents that have resided in the Village for 20+ years gave a higher priority to active adult/senior living communities, while the respondents newest to the Village prioritized rental apartments.

The Village of Menands has recently seen and is currently undergoing the construction of new apartment rental units, which will contribute to the disproportionate rate between the number of single-family homes and rental units. Figure 21 shows that survey respondents rated rental apartments as the least desired housing type, with a low-moderate priority average of 2.28, and the low priority 1 rating receiving the most responses at 43.5% of survey respondents.

Figure 25 shows the biggest distinction in responses about apartments was between residential property owners and residential tenants, with an average priority rating of 1.76 and 3.23, respectively. Figure 24 shows that survey respondents who are newest to living in Menands, within the previous 3 years, gave rental apartments a much higher priority rating in comparison to survey respondents with residency lengths of 4-10 years and 20+ years.

Figure 24: Housing Type Needs by Length of Residency

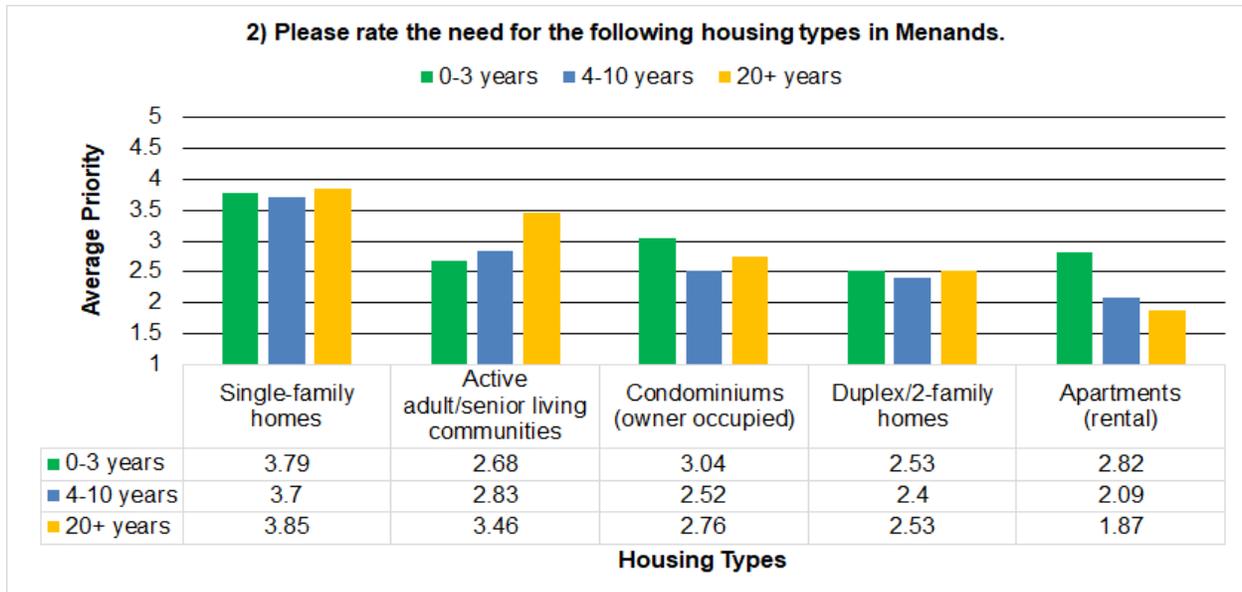
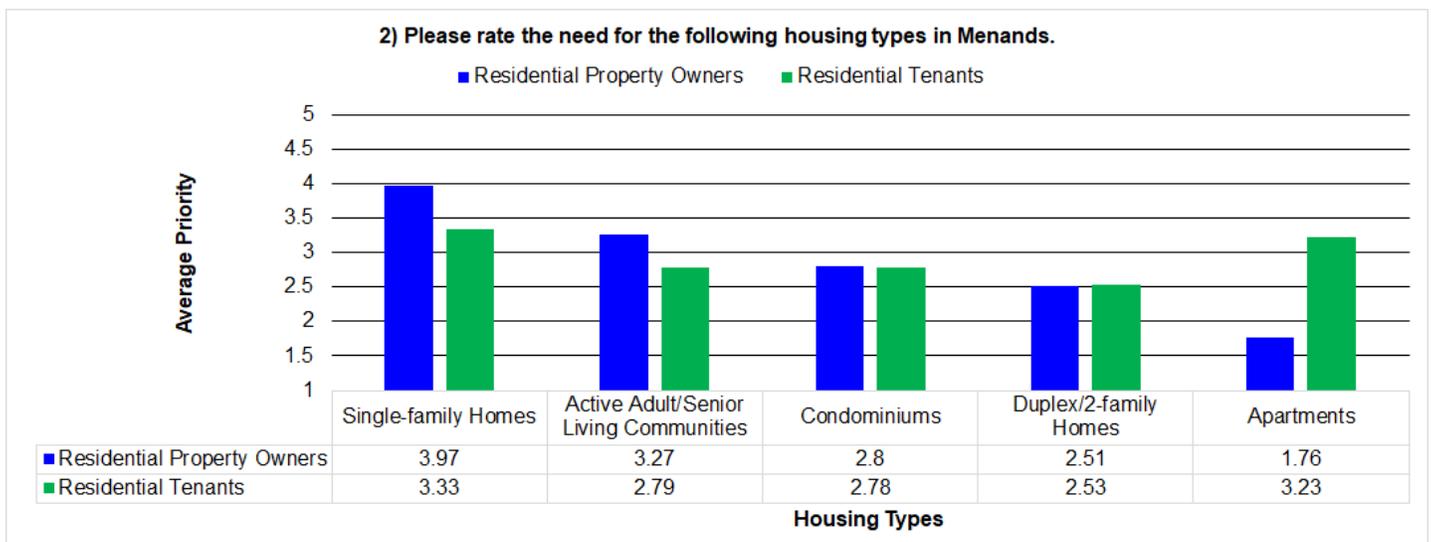


Figure 25: Housing Type Needs by Status



Question 3 – Transportation Features

Figure 26: Q3 - Transportation Features - All Response Data

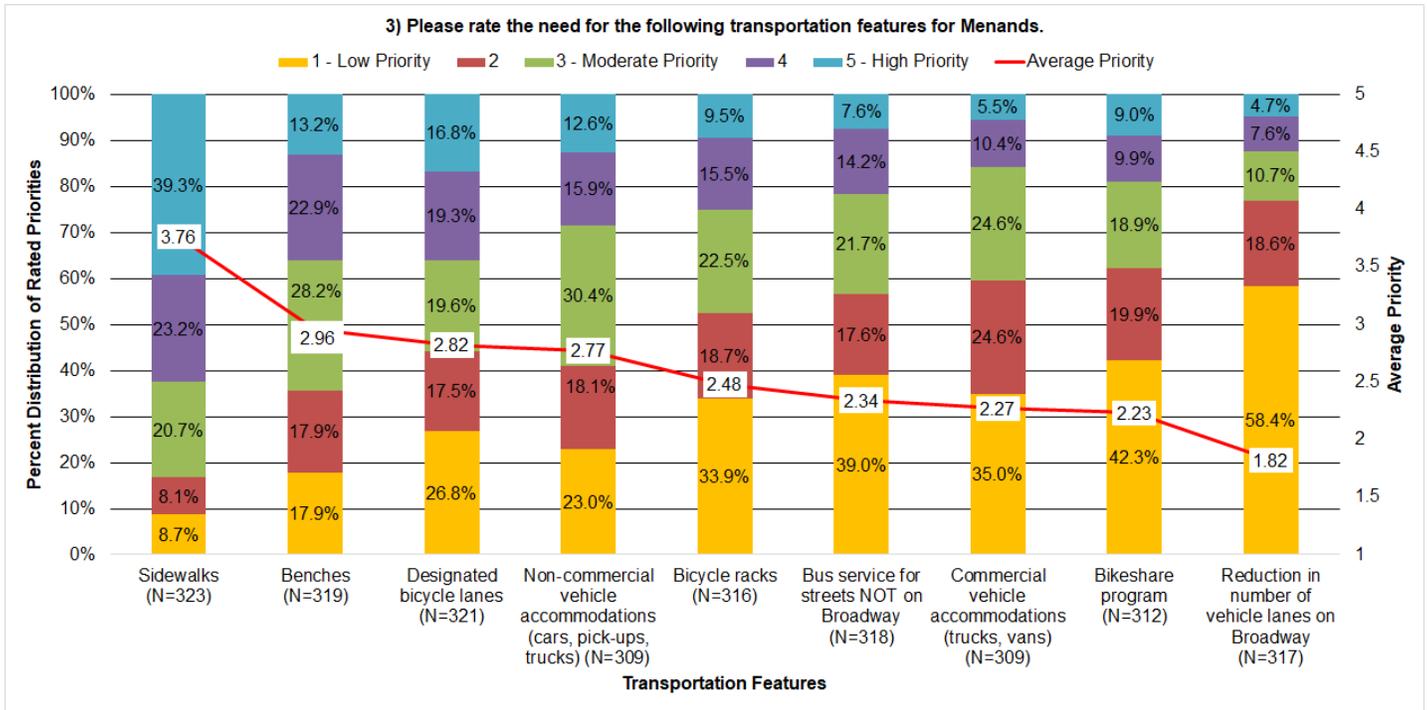


Figure 27: Q3 - Statistical Information - All Response Data

3) Please rate the need for the following transportation features for Menands.			
Answer Options	N	Average Priority	Standard Deviation
Sidewalks	323	3.76	1.28
Benches	319	2.96	1.28
Designated bicycle lanes	321	2.82	1.44
Non-commercial vehicle accommodations (cars, pick-ups, trucks)	309	2.77	1.31
Bicycle racks	316	2.48	1.34
Bus service for streets NOT on Broadway	318	2.34	1.32
Commercial vehicle accommodations (trucks, vans)	309	2.27	1.20
Bikeshare program	312	2.23	1.33
Reduction in number of vehicle lanes on Broadway	317	1.82	1.18
Total Answered:	325	Total Skipped:	5

A total of 325 survey respondents answered Question 3 on transportation features for the Village, 5 left it unanswered, and an additional 60 comments were received. Figure 26 shows sidewalks were rated the highest priority for transportation features, with 39.3% of survey respondents rating

it a high priority of 5, 23.2% rating 4, and 20.7% rating it a moderate priority of 3. This data supports the idea of incorporating a greater emphasis on sidewalks in the Village of Menands when considering future needs as they relate to transportation. It should be noted that across all ages, lengths of residency, and status, respondents rated sidewalks as having the greatest need among transportation features for the Village of Menands.

Figure 26 also shows that 58.4% of survey respondents rated the reduction in the number of lanes on Broadway a low priority of 1. Many respondents noted that they were unclear about that option, however, because they didn't know how you could reduce the number of lanes on Broadway any further. This may explain why few respondents (317 out of 330) rated that answer option, and this could have contributed to the low average priority of 1.82

Figure 28: Transportation Features by Age

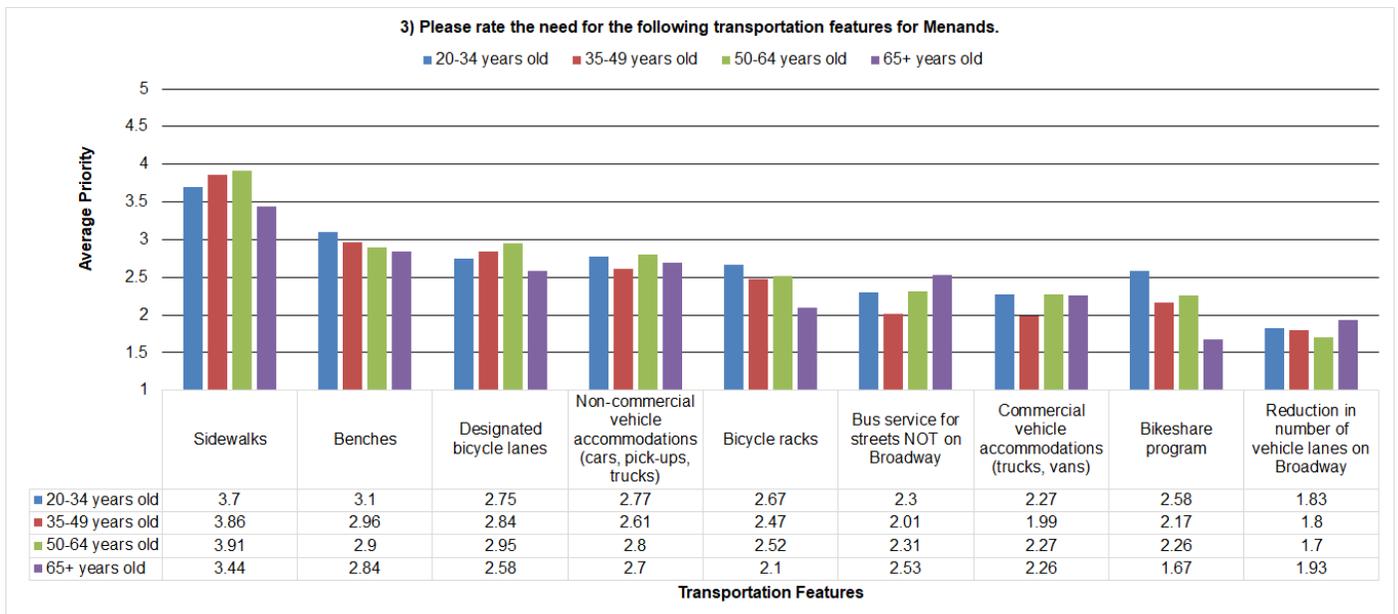


Figure 29: Transportation Features by Length of Residency

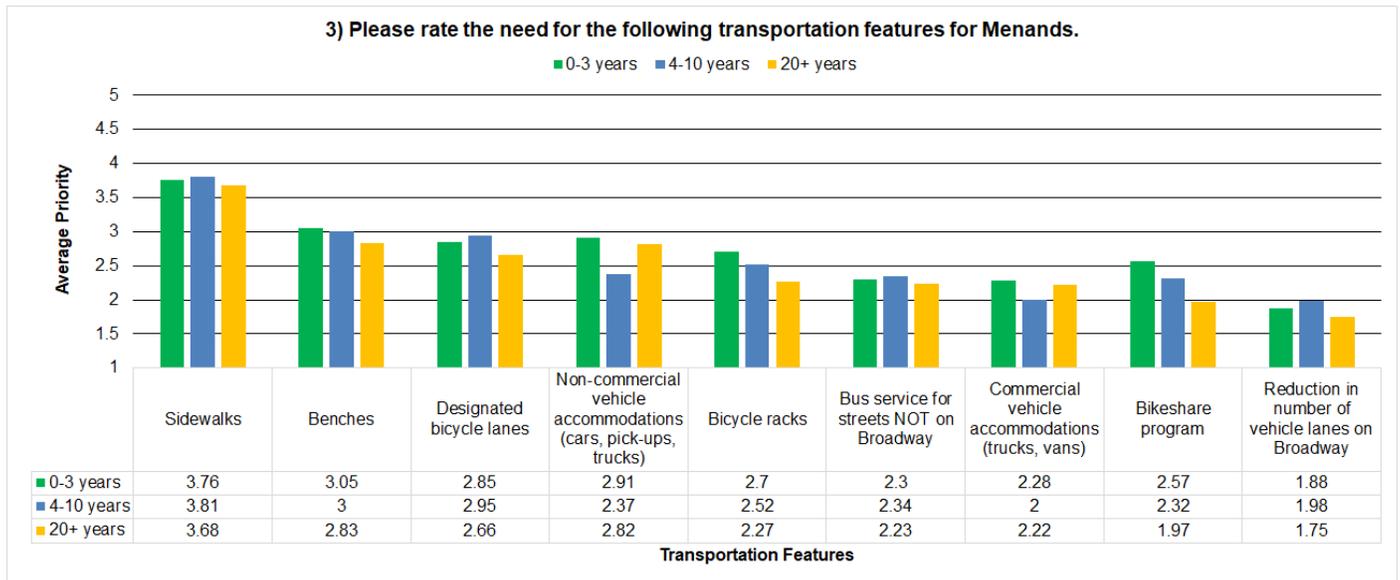
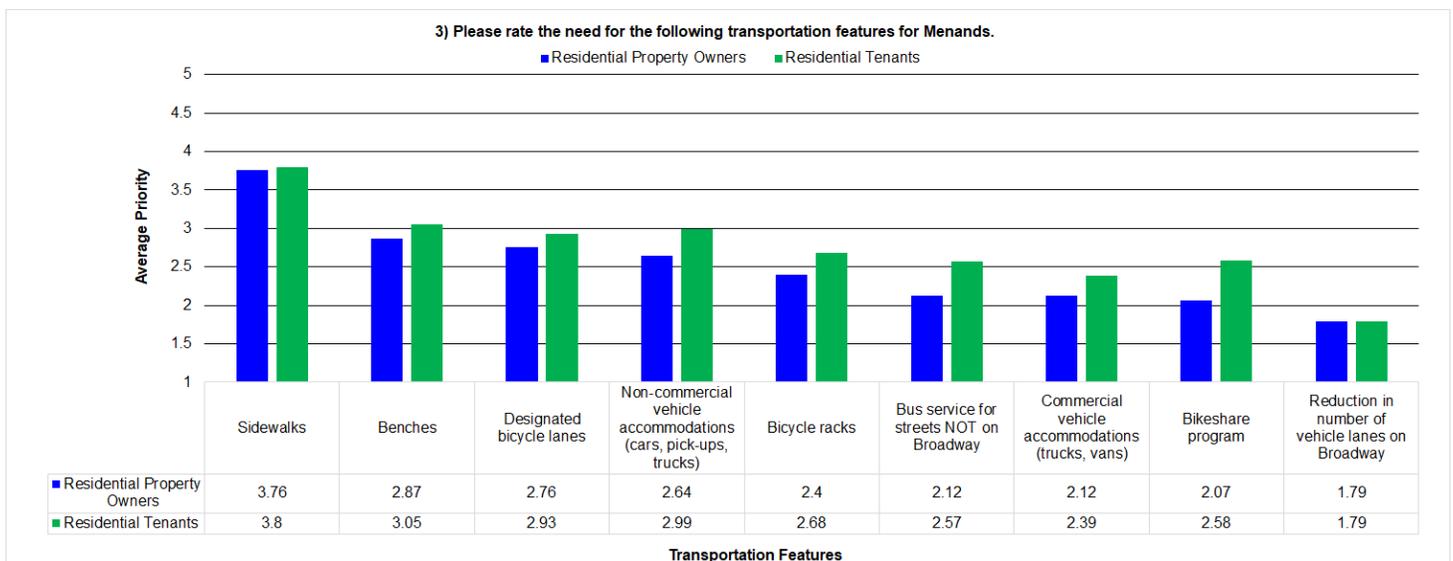


Figure 29 shows the results on transportation features broken down by length of residency. This shows a trend among survey respondents that have resided in the Village for 20+ years to give a lower priority to the bicycle related transportation features, while Figure 30 shows that residential tenants did the opposite and placed a higher priority on bicycle related transportation features.

Figure 30: Transportation Features by Status



Question 4 – Local Economic Development Options

Figure 31: Q4 - Local Economic Development Options - All Response Data

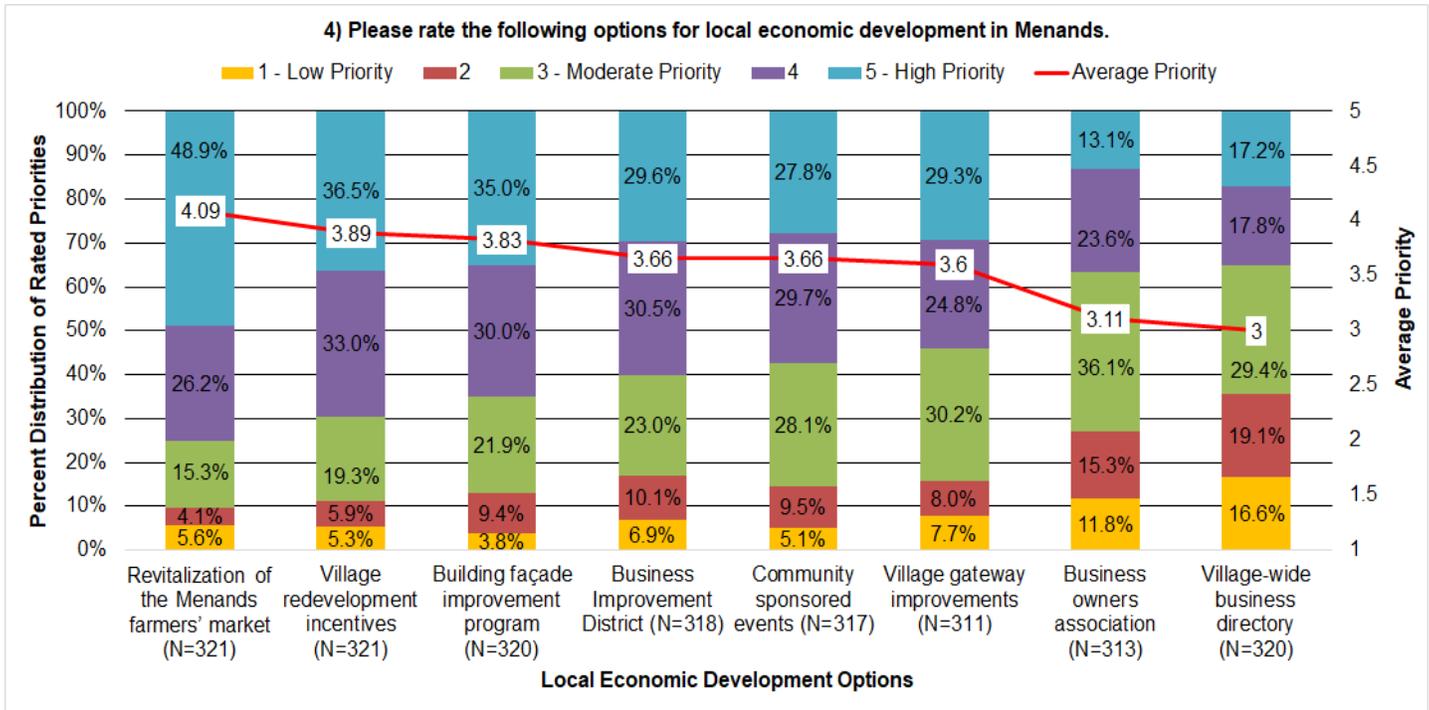


Figure 32: Q4 - Statistical Information - All Response Data

4) Please rate the following options for local economic development in Menands.			
Answer Options	N	Average Priority	Standard Deviation
Revitalization of the Menands farmers' market	321	4.09	1.14
Village redevelopment incentives	321	3.89	1.12
Building façade improvement program	320	3.83	1.12
Business Improvement District	318	3.66	1.20
Community sponsored events	317	3.66	1.13
Village gateway improvements	311	3.60	1.20
Business owners association	313	3.11	1.17
Village-wide business directory	320	3.00	1.31
Total Answered:	327	Total Skipped:	3

Question 4 asked survey respondents to rate differed local economic development options. This question received a total of 327 survey responses, 3 respondents left this question unanswered, and an additional 49 comments were collected. Receiving a moderate-high average priority rating of 4.09 out of 5, survey respondents indicated that revitalization of the Menands farmers' market was

their top choice of the options that were listed in the question, with 48.9% of survey respondents rating it a high priority of 5. This was the case across all ages, lengths of residency, and status and indicates that survey respondents feel strongly about revitalizing the Menands farmers market as a local economic development activity.

The next two local economic development options with the highest average priority were Village redevelopment incentives and building façade improvement program, with an average priority of 3.89 and 3.83 respectively. These options also received a sweeping consensus among the different age groups, lengths of residency, and status of survey respondents.

It should be noted that all eight economic development options listed received an average priority rating of at least a 3 out of 5, indicating at least a moderate priority for each option, and the overall strong awareness and perceived importance of local economic development among respondents.

It should also be noted that the village gateway improvements option received the smallest number of responses (311) among the local economic development options listed and some of the comments indicated confusion around the term “gateway.” Therefore, the ratings for this option may not present a good representation of survey respondents’ opinions on this specific topic.

Figure 33: Local Economic Development Options by Age

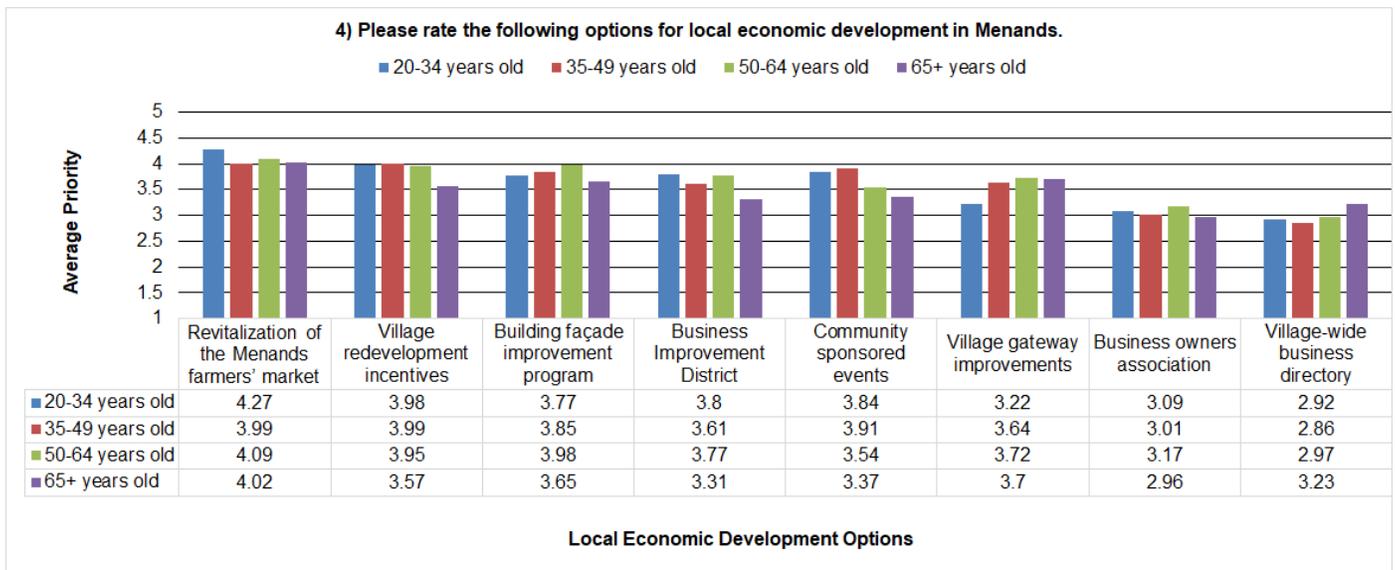


Figure 34: Local Economic Development Options by Length of Residency

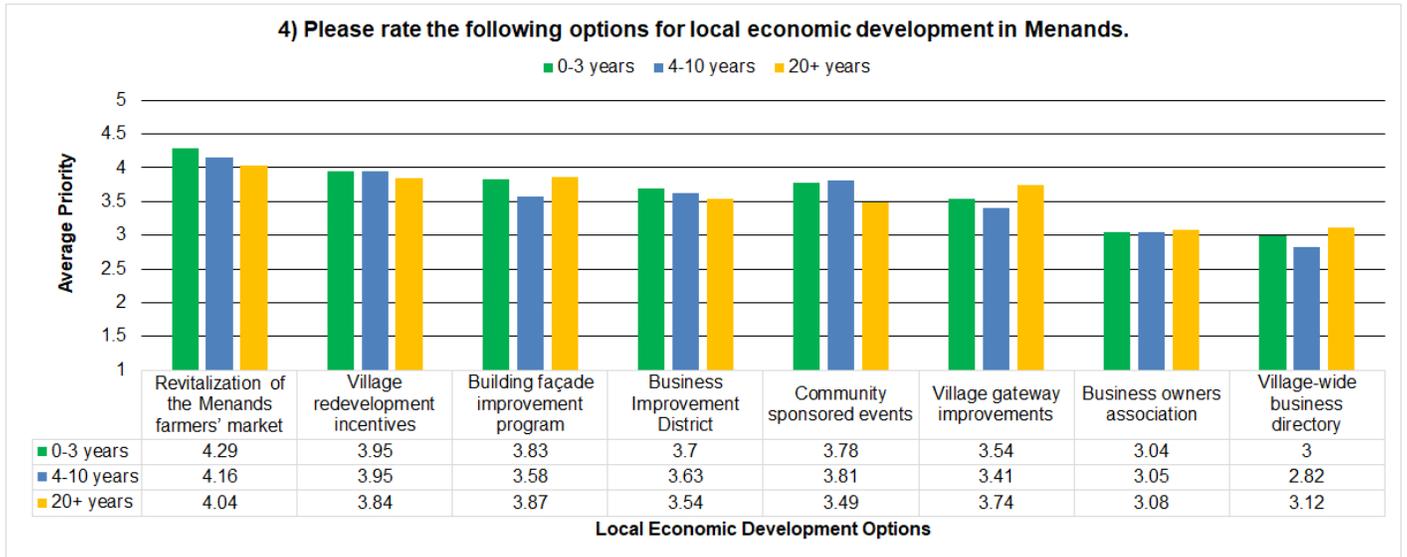
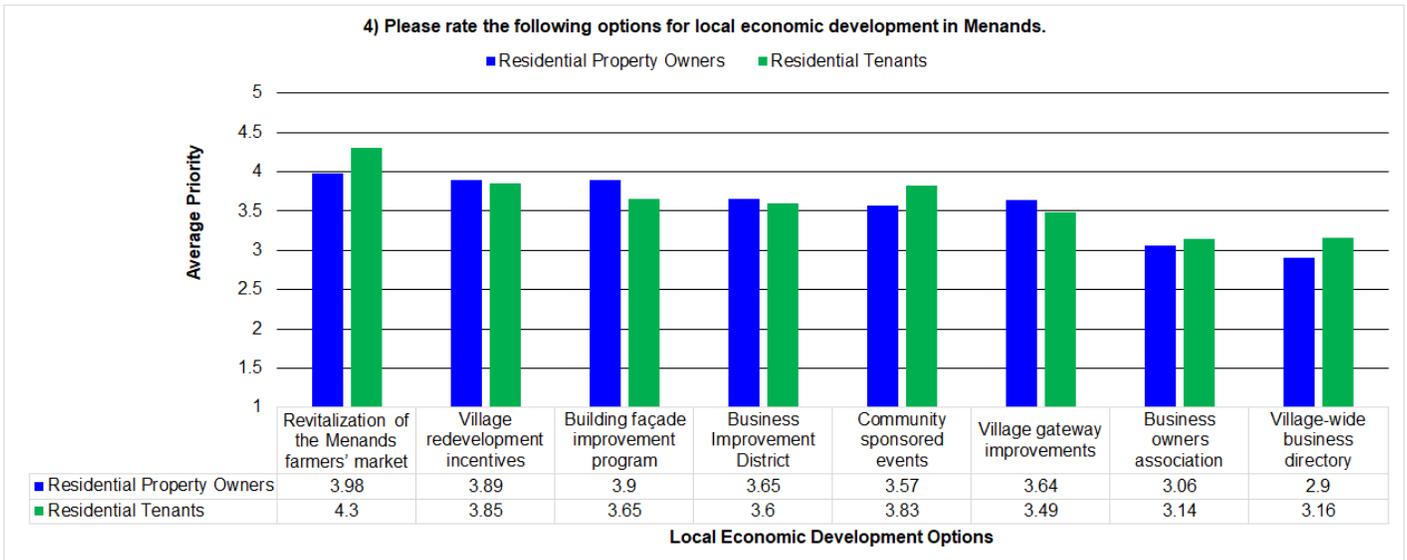
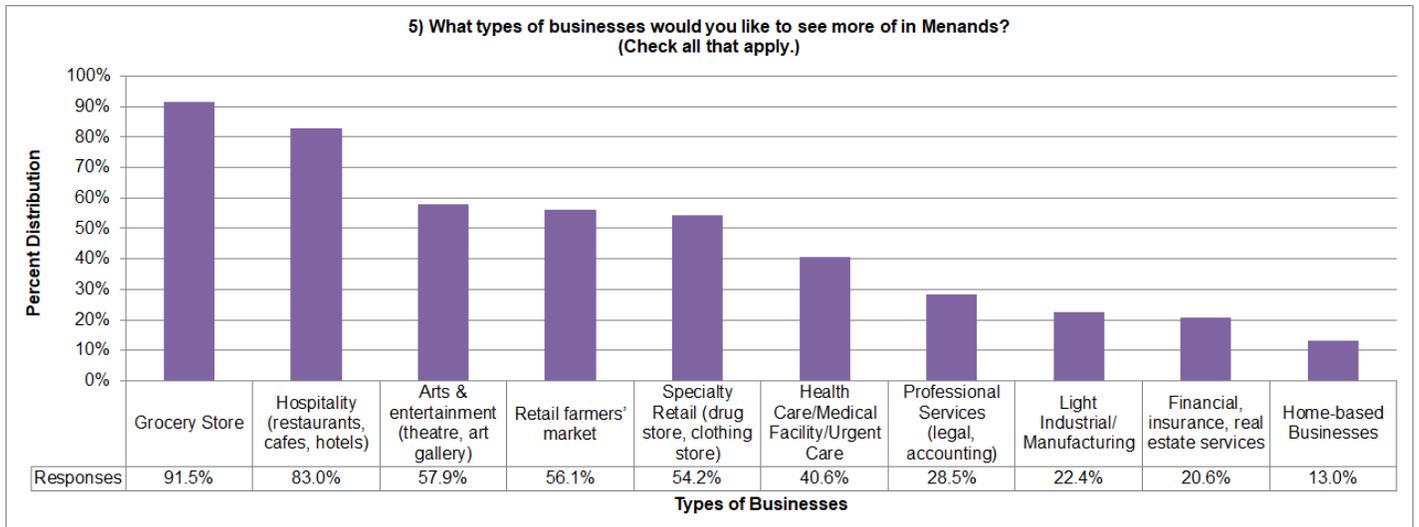


Figure 35: Local Economic Development Options by Status



Question 5 – Types of Businesses

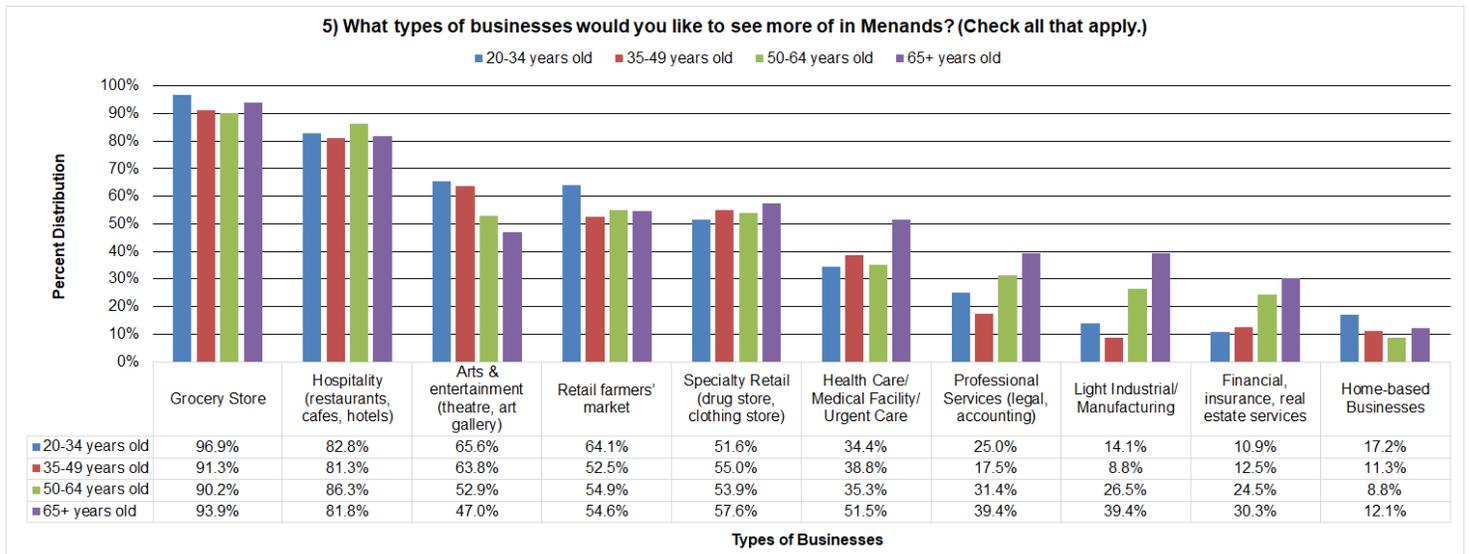
Figure 36: Types of Businesses - All Response Data



Question 5 asked survey respondents which types of businesses they would like to see more of in Menands and was filled out by all 330 survey respondents. It was no surprise that 91.5% of respondents selected grocery store because currently there is no grocery store within the Village limits. This was the most popular answer regardless of the respondents’ age, length of residency, or status. “Grocery store” was listed in its own category in the survey, separated out from the other types of businesses, in an attempt to gauge the level of interest on this specific type of retail service. The survey results reflected the high demand for a grocery store in Menands.

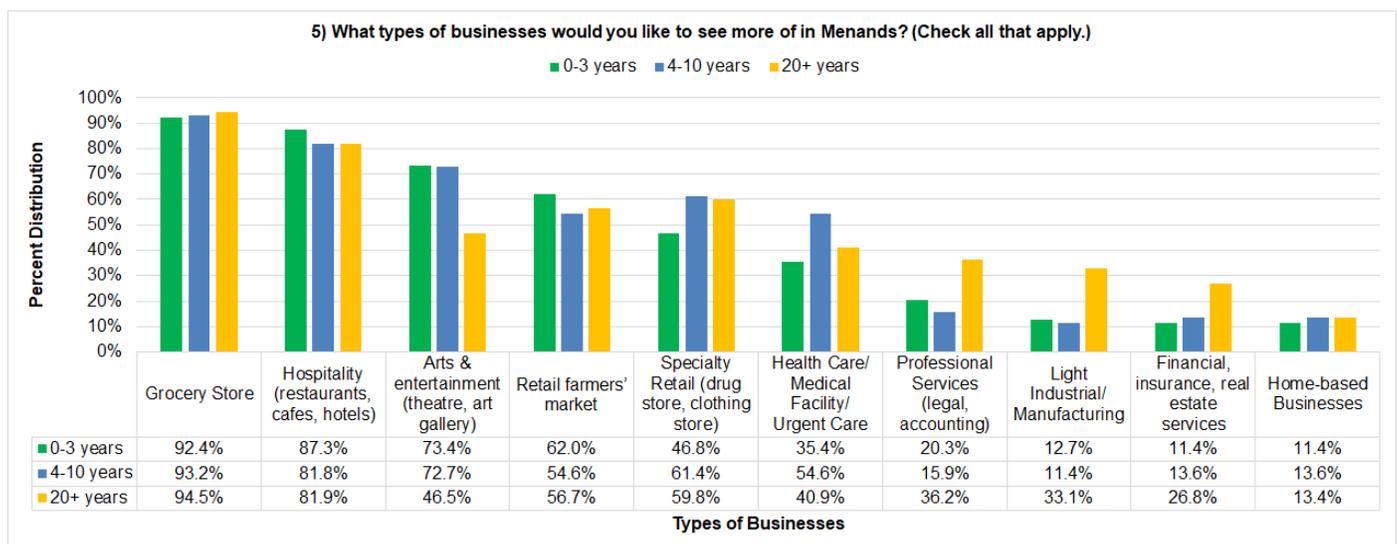
Hospitality (restaurants, cafes, hotels) was the second highest priority, with an 83% response rate. This was also consistent across age, length of residency, and status.

Figure 37: Types of Businesses by Age



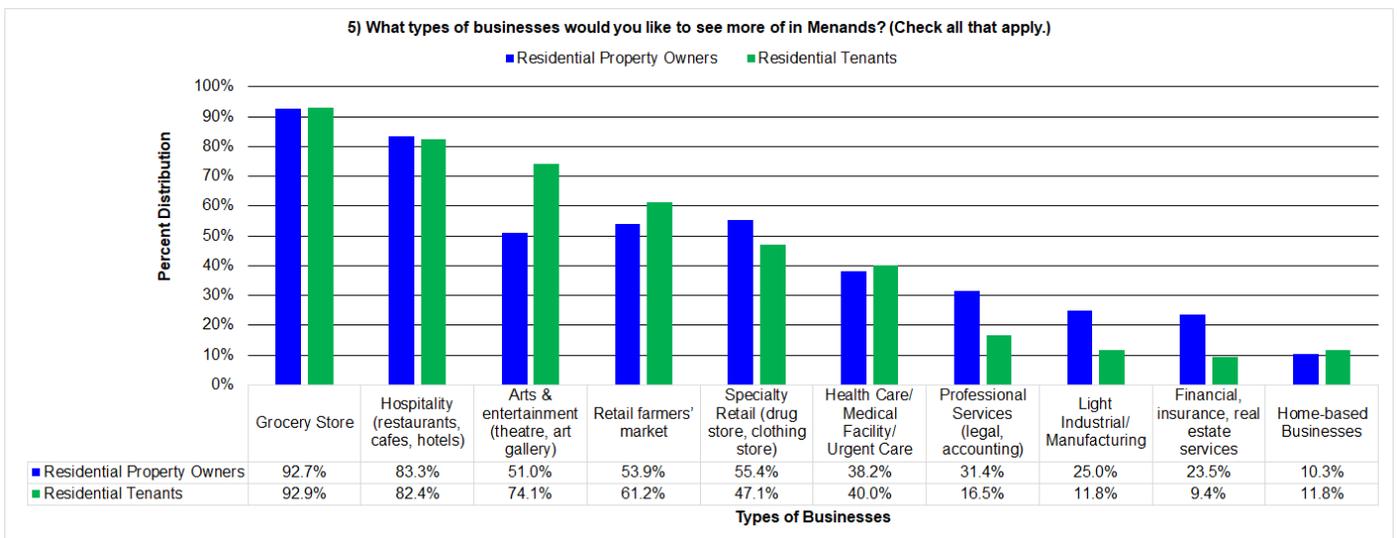
The next highest business types in demand -- arts and entertainment, retail farmers' market, and specialty retail -- received similar response rates ranging from 54.2% to 57.9%. There was a distinction for the demand of a retail farmers' market among the different groups of survey respondents; respondents in the 20-34 year-old, 0-3 year residency length, and/or residential tenant groups all show a higher demand for these business types than the other demographic groups of respondents. Figure 37 shows a trend that the younger the survey respondent, the higher the demand for businesses in arts and entertainment.

Figure 38: Types of Businesses by Length of Residency



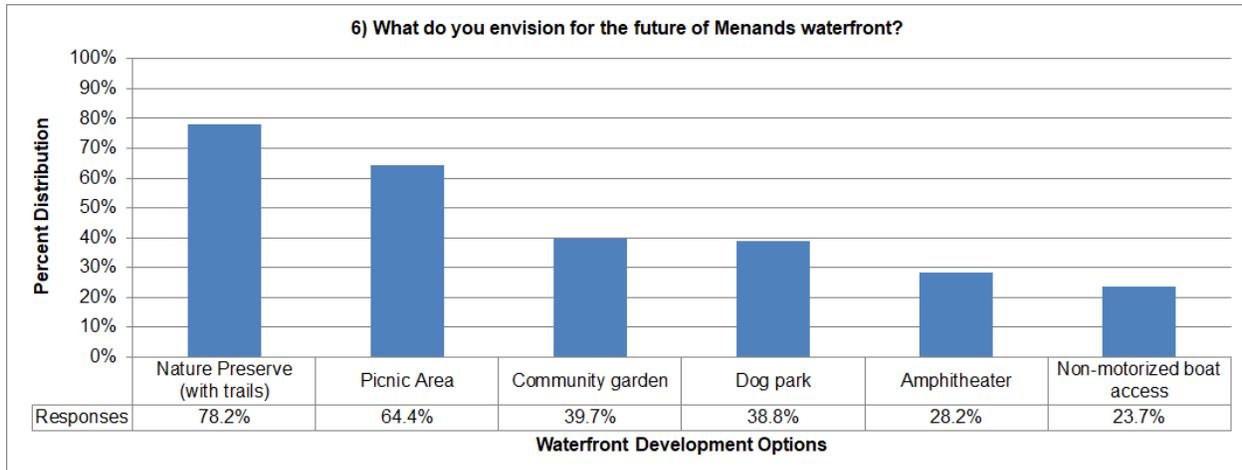
Figures 38 and 39 show that while the overall response rates were fairly low for professional services, light industrial/manufacturing, and financial, insurance, and real estate services compared to other business options, it should be noted that survey respondents who have resided in the Village for 20+ years and/or are residential property owners showed a higher demand for those types of businesses than the other demographic groups. These results showing the demand and interest for different types of businesses within the Village may be used to guide the Village’s future economic policies and incentives.

Figure 39: Types of Businesses by Status



Question 6 – Waterfront Development Options

Figure 40: Waterfront Development Options - All Response Data



Question 6 asked survey respondents to choose the potential development options they envision for the future of Menands waterfront. This question received 312 responses, 18 survey respondents left it unanswered. Survey respondents showed the highest demand for a nature preserve with trails at a 78.2% response rate, followed by a picnic area with a 64.4% response rate. The nature preserve received a sweeping consensus of response rates among the different respondent demographic groups. These two waterfront development options received much higher response rates than the rest of the options, and this reflects the general desire for less impactful development along the waterfront. It should be noted that some respondents commented that they did not understand the question because they were unaware that Menands had a waterfront and some respondents left this question unanswered.

Figure 41 breaks down the survey responses for waterfront development options into different age groups. While there is an overwhelming consensus of support for a nature preserve, there is a trend that the younger the survey respondent the higher demand for the waterfront to be developed into a picnic area, dog park, and community garden.

Figure 41: Waterfront Development Options by Age

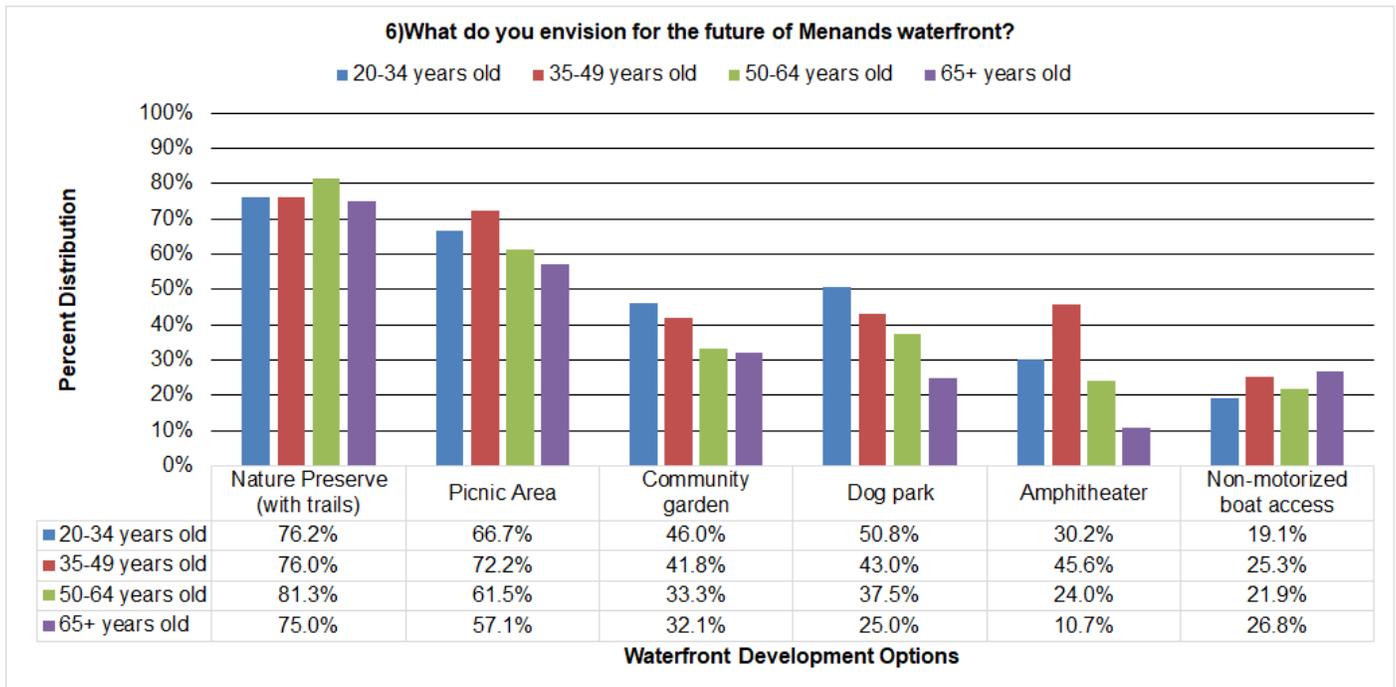


Figure 42: Waterfront Development Options by Length of Residency

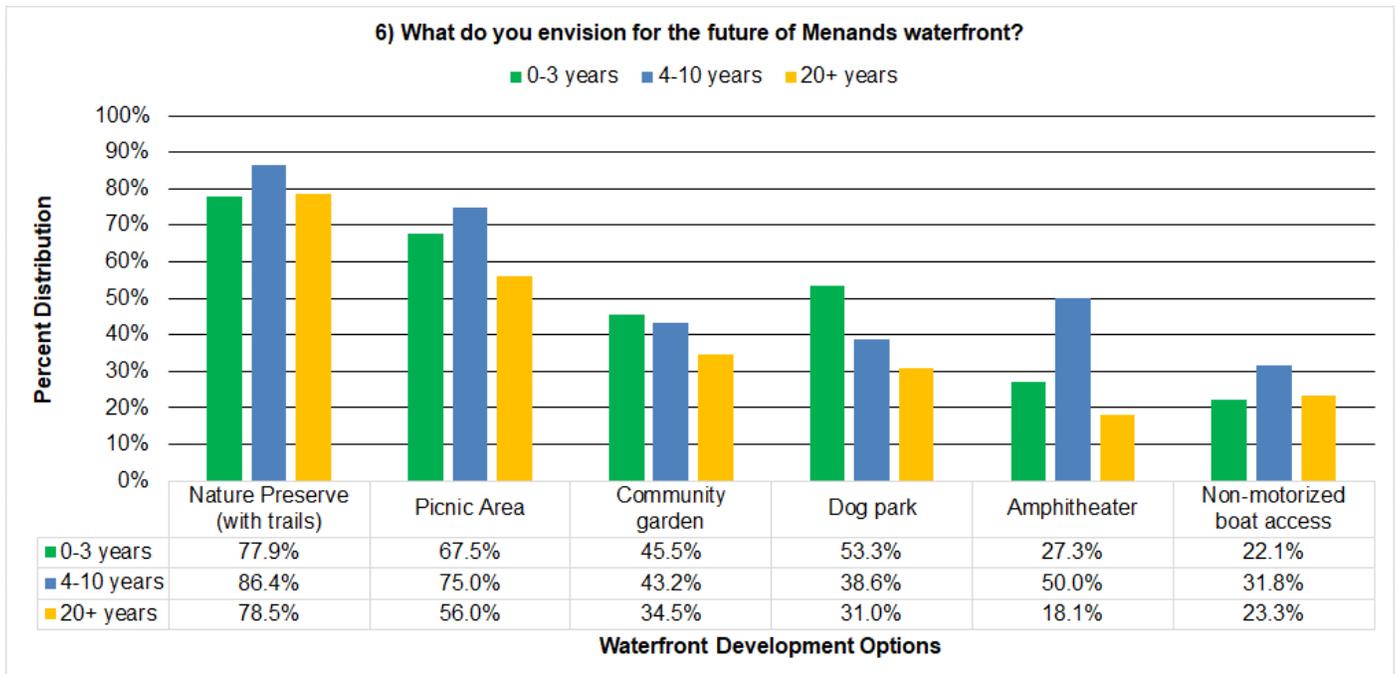
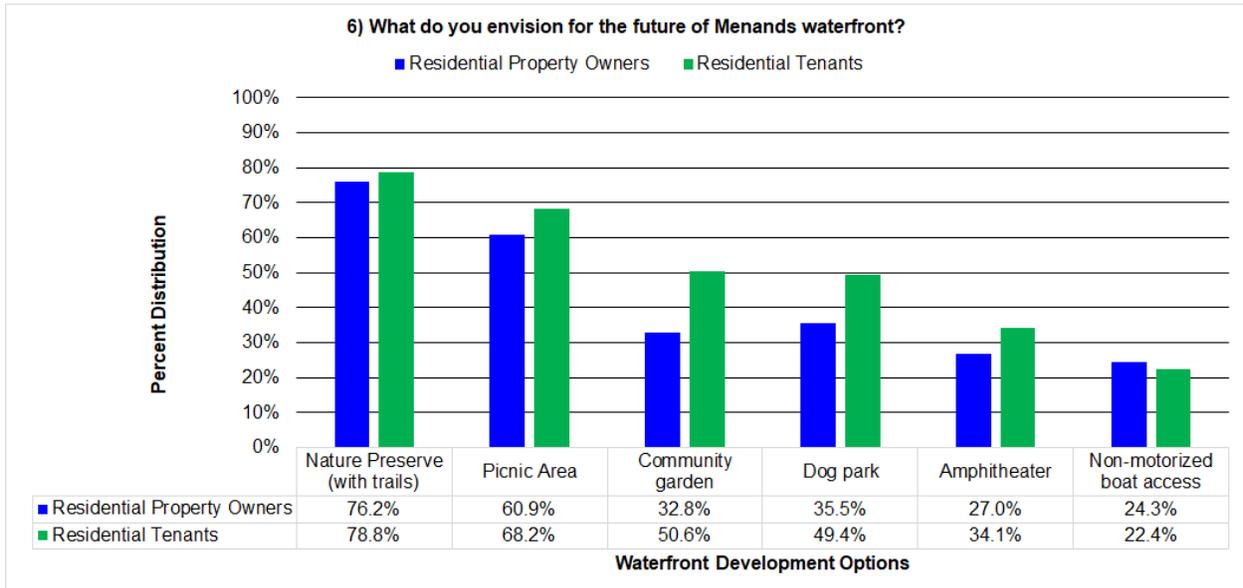


Figure 43: Waterfront Development Options by Status



Question 7 – Reasons for Living in Menands

Figure 44: Q7 - Reasons for Living in Menands - All Response Data

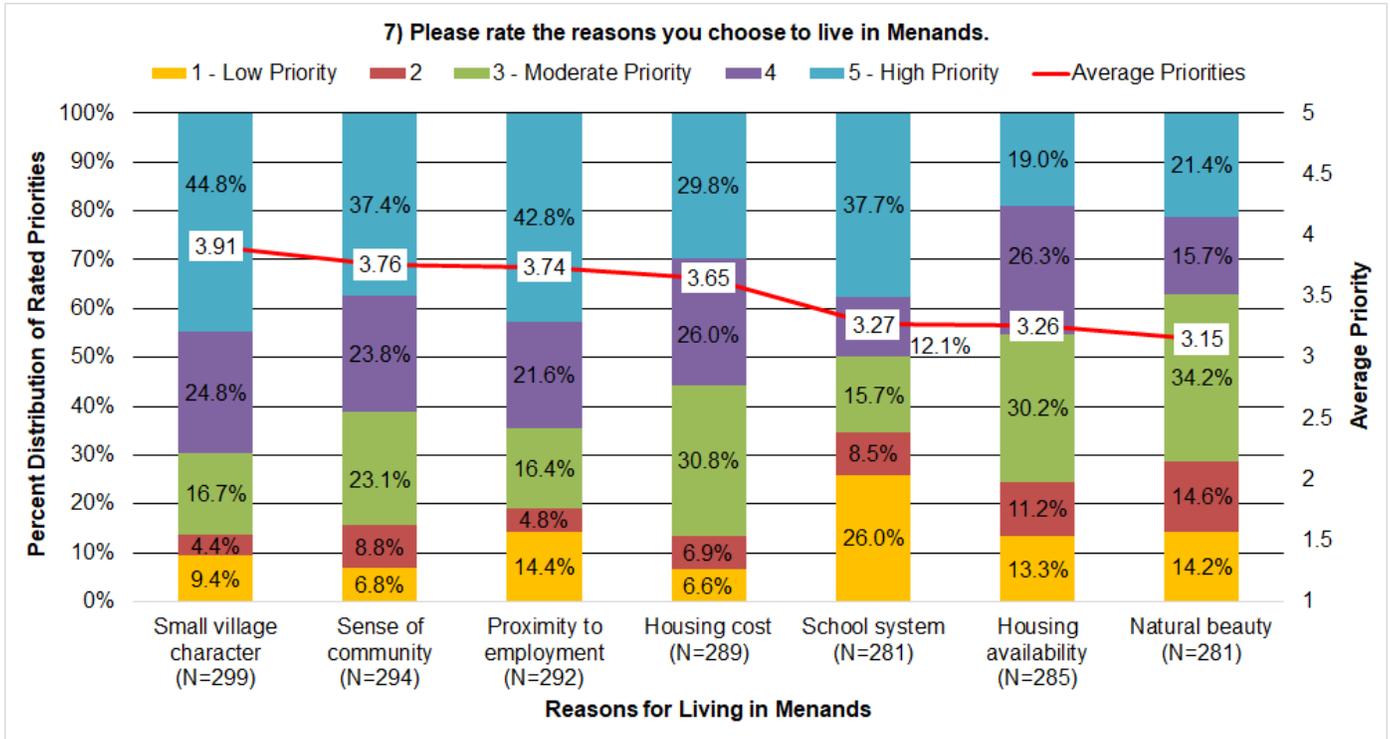


Figure 45: Q7 - Statistical Information - All Response Data

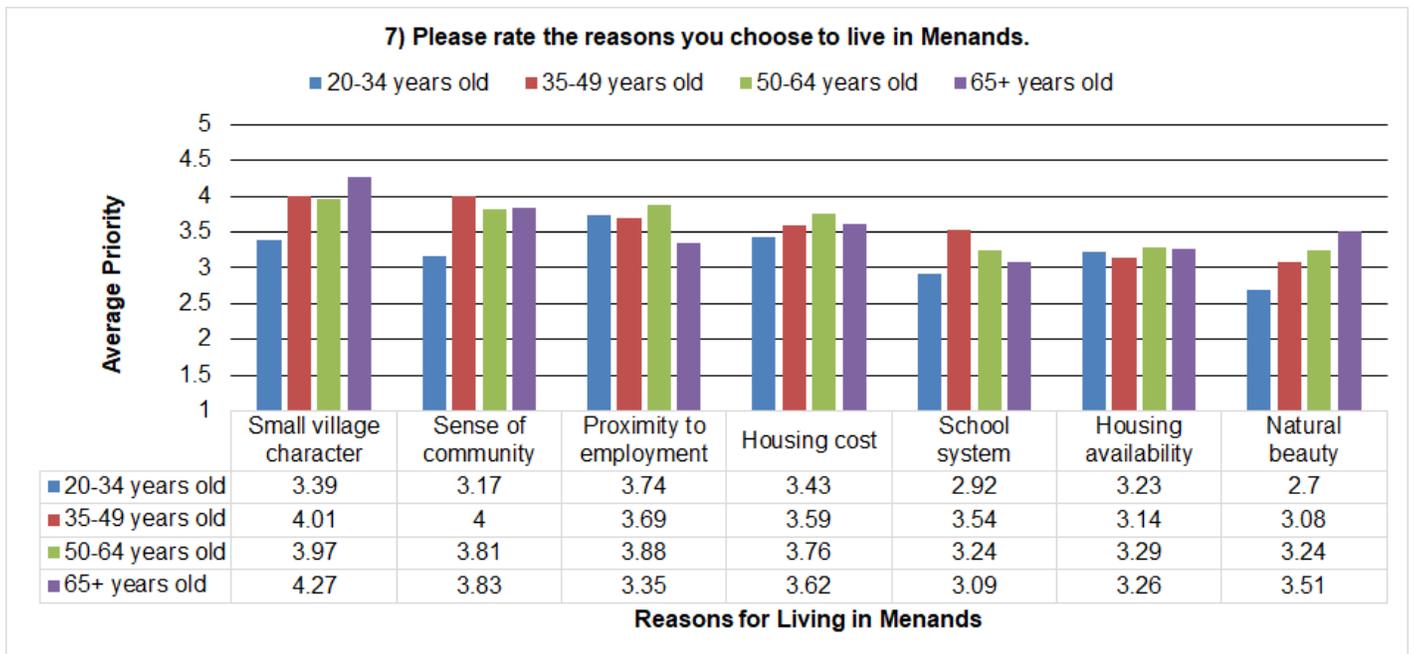
7) Please rate the reasons you choose to live in Menands.			
Answer Options	N	Average Priority	Standard Deviation
Small village character	299	3.91	1.27
Sense of community	294	3.76	1.23
Proximity to employment	292	3.74	1.42
Housing cost	289	3.65	1.16
School system	281	3.27	1.64
Housing availability	285	3.26	1.26
Natural beauty	281	3.15	1.30
Total Answered:	311	Total Skipped:	19

Question 7 asked survey respondents to rate the reasons they choose to live in Menands. This question received a total of 311 responses, and 19 survey respondents left it unanswered. This lower response rate might be due survey fatigue because it was on the top of the third page of the survey, along with the qualitative questions that many respondents left unanswered.

The top three reasons survey respondents chose to live in Menands are the small village character, sense of community, and proximity to employment with an average priority of 3.91, 3.76, and 3.74 respectively. Residents within the Village of Menands greatly appreciate the community character and relationships formed between community members. This is valuable information as it relates to the implementation, construction, and investment of community facilities and programs.

Although housing cost received a lower average priority of 3.65, the priority ratings of 3-moderate priority to 5-high priority received much more of an equal distribution of responses. There was a flaw with the design of this question because many respondents noted that the school system was not applicable to their decisions, but N/A was not included as an answer option in the survey. This could explain the lower response rate and the lower average priority that the school system choice received.

Figure 46: Reasons for Living in Menands by Age



Under further analysis, the data clearly indicates that the older population cohorts in the Village of Menands place great value on small village character, sense of community, and natural beauty, but lower priority on the school system or proximity to employment. This makes sense because older populations tend to have no children in school and are nearing, or in, retirement.

Figure 47 clearly shows a trend among recent residents of Menands and those who have resided in the village for 4 to 10 years. These newer residents place a high value on aspects such as housing availability, housing cost, and proximity to employment. On the other hand, survey respondents that have resided in the village for 20+ years placed a higher value on village character, natural beauty, and the sense of community.

Figure 47: Reasons for Living in Menands by Length of Residency

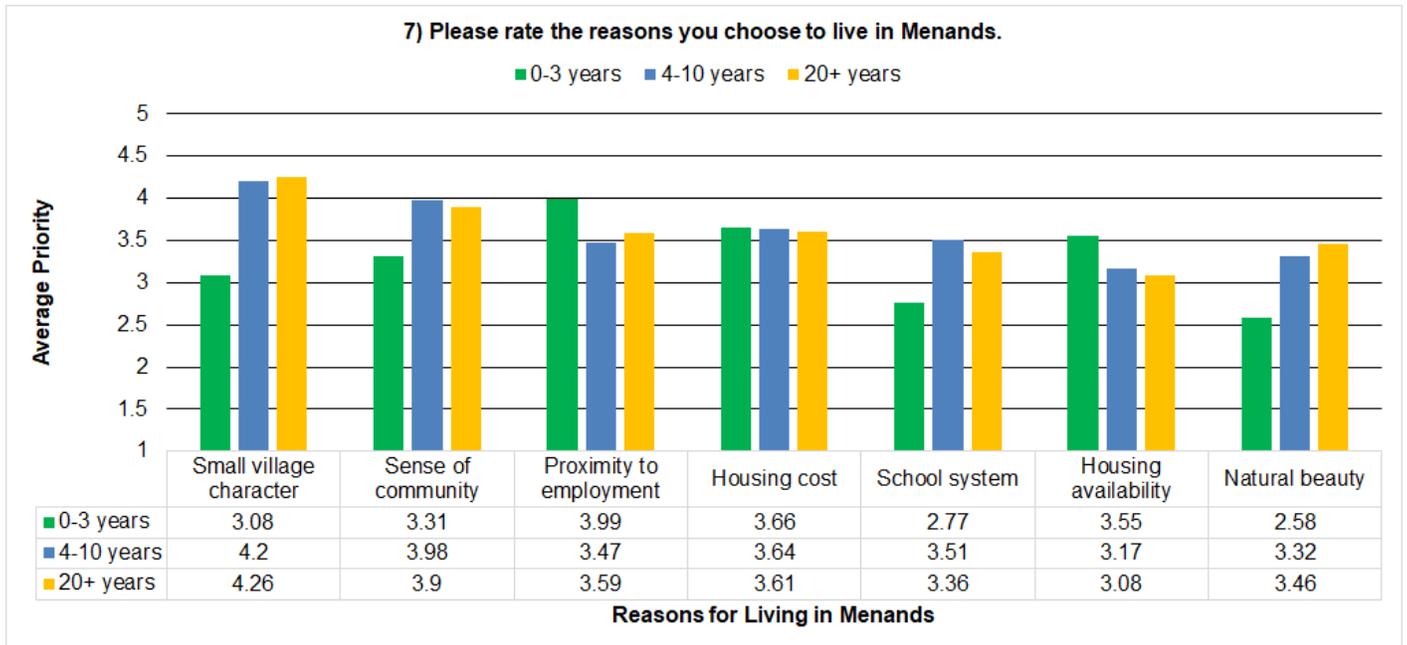


Figure 48: Reasons for Living in Menands by Status



Figure 48 shows responses broken down between residential property owners and residential tenants, and this shows a distinction among reasons for living in the Village. Residential property owners placed a higher value on small village character, sense of community, and the school system. Residential tenants placed a higher priority on housing availability, housing cost, and proximity to employment. These are common distinctions between residential property owners and residential tenants, so these results are not atypical, but because Menands has more rental households than home-owner occupied households, this is information that the Village should take into consideration as they move forward with future plans and projects. (American Community Survey data from 2015 indicates that 64 percent of residential units in Menands are renter-occupied, while 36 percent of residential units are owner-occupied.)

Question 8 – What do you enjoy most about living in the Village of Menands?

Figure 49: Q8 - Qualitative Analysis

Category	Number of Comments	Central Topic(s)
Quiet Village Character	48	<ul style="list-style-type: none"> • Small town feel and interconnectedness • Peaceful place with friendly people
Sense of Community	43	<ul style="list-style-type: none"> • Great place to raise a family • Everyone is looking out for each other • Activities and programs for people • Strong close-knit neighborhoods
Location / Proximity	38	<ul style="list-style-type: none"> • Centrally located in the region • Close to everything for basics needs • Many services and employment centers nearby
Public Services	34	<ul style="list-style-type: none"> • Places like library, school, and parks • Excellent Police and Fire Departments • Support from Dept. of Public Works
Accessibility	19	<ul style="list-style-type: none"> • Ease of access to highways and major bus route • Walkable pedestrian infrastructure

Question 8 asked survey respondents what they enjoyed about living in Menands. Roughly one-third of all survey respondents, or 114 out of 330 people, skipped this qualitative open-ended question. A qualitative analysis revealed that responses portrayed a common theme that most people appreciate the small-town feel and community character of the village, including the public services and public safety. The other primary reason people enjoy living in the Village is the convenience of access to many places through all modes of transportation (vehicle, bicycle, foot) both inside and outside the Village. Many responses mentioned the close-knit community fabric stitched around the school and Ganser-Smith Memorial Park. People in the Village enjoy being able to choose whether to walk or drive to where they are going, such as the local restaurants or open green spaces in or near the village. The Village can understand how to strengthen and improve these great assets by bringing people together through increased connectivity in the infrastructure. Other local municipalities have successfully implemented strategies to strengthen connections between people through shared experiences, such as community bike rides, a community garden for fresh produce, and festivals or events to celebrate culture and heritage. The comprehensive plan can help everyone understand how to strengthen connections between people and places in the village.

Figure 50: Q8 - Text Analysis

8) What do you enjoy most about living in Menands?			
Ranked #	Word	%	# Responses
1	Community	25.46%	55
2	Village	13.89%	30
3	Albany	12.50%	27
4	Location	8.33%	18
5	Highways	8.33%	18
6	Park	7.87%	17
7	Police	7.87%	17
8	Services	7.41%	16
9	Small Town	6.02%	13
10	Convenience	5.56%	12
11	Neighborhood	5.56%	12
Total Answered:	216	Total Skipped:	114

Figure 50 shows the ranking of the most commonly used words in response to Question 8. The text analysis revealed “community” to be the most commonly used word. Figure 51 shows word usage by survey respondents broken down by residential property owner and residential tenant, revealing similar themes among the two groups of survey respondents. Survey respondents like Menands because of small-town community culture and the proximity to highways for regional access.

Figure 51: Q8 - Residential Property Owners compared to Residential Tenants

8) What do you enjoy most about living in the Village of Menands?						
Ranked #	Out of 143 Residential Property Owners			Out of 56 Residential Tenants		
	Word	%	# Responses	Word	%	# Responses
1	Community	29.37%	42	Albany	26.79%	15
2	Village	18.18%	26	Highway	16.07%	9
3	School	11.89%	17	Proximity	14.29%	8
4	Proximity	11.89%	17	Quiet	10.71%	6
5	Services	10.49%	15	Sense of Community	5.36%	3

Question 9 – What do you wish were different about living in the Village of Menands?

Figure 52: Q9 - Qualitative Analysis

Category	Number of Comments	Central Topic(s)
Services/ Amenities	100	<ul style="list-style-type: none"> • Need a grocery store • More cafes and amenities • More entertainment and amenities
Aesthetics	37	<ul style="list-style-type: none"> • Need for beautification • Better code enforcement to cleanup rundown properties
Infrastructure	24	<ul style="list-style-type: none"> • Need to improve or upgrade sidewalks • Need to reuse vacant buildings • Better access to waterfront
Housing	10	<ul style="list-style-type: none"> • Opposition to new apartments • Need for senior citizen housing
Traffic	6	<ul style="list-style-type: none"> • Less Congestion • Bus Routes

Question 9 asked survey respondents what they wished were different about living in Menands. The response rate for this open-ended question was low, with 212 survey responses and 118 left unanswered. The qualitative analysis shown in Figure 52 indicates that survey respondents wished there were more services and amenities in Menands, specifically a grocery store, cafes, and more places providing entertainment. This corresponds to the overall emergent theme for the need for local economic development and amenities. Survey respondents also conveyed that they wished for better village aesthetics and would support beautification projects and better code enforcement. Next on the wish list were infrastructure improvements, specifically the need to upgrade the sidewalks, and the reuse of vacant buildings, and better access to the waterfront.

Figure 53: Q9 - Text Analysis

9) What do you wish were different about living in Menands?			
Ranked #	Word	%	# Responses
1	Grocery	26.89%	57
2	Wish	19.34%	41
3	Business	15.09%	32
4	Broadway	14.15%	30
5	Restaurants	10.85%	23
6	Village	9.91%	21
7	Access	7.08%	15
Total Answered:	212	Total Skipped:	118

The text analysis in Figure 53 shows the most commonly used words in the survey responses for question 9, and the text analysis in Figure 54 shows the same information broken down between residential property owners and residential tenants. These results follow the same theme for the need for local economic development, and also demonstrate that both residential property owners and residential tenants have very similar wishes for Menands.

Figure 54: Q9 - Residential Property Owners compared to Residential Tenants

9) What do you wish were different about living in the Village of Menands?						
	Out of 138 Residential Property Owners			Out of 56 Residential Tenants		
Ranked #	Word	%	# Responses	Word	%	# Responses
1	Grocery	22.46%	31	Grocery	30.36%	17
2	Wish	21.01%	29	Broadway	17.86%	10
3	Business	15.22%	21	Business	17.86%	10
4	Broadway	14.49%	20	Wish	17.86%	10
5	Village	12.32%	17	Restaurants	17.86%	10

Question 10 – What is your vision for the Village of Menands?

Figure 55: Q10 - Qualitative Analysis

Central Topics for Vision	Number of Comments
Need for a supermarket	32
Rehab and reuse of vacant properties.	30
More restaurants, entertainment, etc.	27
More retail options.	21
Increased walkability.	14
Waterfront access.	14

Question 10 asked survey respondents to write their vision for the Village of Menands. This open-ended question received 176 responses, while 156 respondents left this question blank. Figure 55 shows that emergent themes from the responses followed similar themes to the rest of the survey. The most popular response was that Menands needs a grocery store, which was a common topic of discussion throughout the survey responses and at both open houses. The second most popular answer was the rehabilitation and reuse of vacant properties, specifically near the corner of Broadway and Wards Lane. The next most popular answers follow a theme of not wanting to routinely leave the village for amenities. Respondents cited the need for more restaurant, entertainment, and retail options. The next two most popular answers were waterfront access and development and creating a more walkable community. These open-ended responses were consistent with responses to earlier survey questions, as well as conversations at both open houses. Another common theme that emerged from survey responses was the desire to create an environment in which development can take place while, at the same time, preserving the small-town character and sense of community that Menands is known for.

In a cumulative review of the long-answer written responses, survey respondents prioritize living in a place with small-town community culture with proximity to employment and regional access, over a place with immediate access to amenities such as retail shopping and dining options. The text analysis in Figure 56 reveals that survey respondents desire more businesses, such as restaurants, retail, and a grocery store. This shows that the Village is a desirable place to live, even without all of the items listed in response to Questions 9 and 10. With more sustainable development and improved access to amenities, Menands can become one of the most desirable places to

live in the Capital Region. Menands needs to capitalize on the strengths evident in the results of this survey, sense of community and proximity to highways (Figures 50 and 51), while working on issues such as lack of food access, walkability, and local economic development opportunities.

Figure 56: Q10 - Text Analysis

10) What is your vision for the village of Menands?			
Ranked #	Word	%	# Responses
1	Businesses	25.00%	44
2	Community	21.02%	37
3	Village	16.48%	29
4	Broadway	13.07%	23
5	Needs	10.80%	19
6	Shops	10.80%	19
7	Menands	8.52%	15
8	Grocery	8.52%	15
9	Vacant Buildings	5.11%	9
10	Apartments	5.11%	9
Total Answered:	176	Total Skipped:	154

Figure 57 is a striking visual for demonstrating that, even though Village residents may feel a tension or divide between the desires of residential property owners and residential tenants, their visions for the Village of Menands are much more aligned than they might perceive. This presents an opportunity to bridge these groups to build capacity for all residents by working together in planning for the future of the Village of Menands.

Figure 57: Q10 - Residential Property Owners compared to Residential Tenants

10) What is your vision for the Village of Menands?						
Ranked #	Out of 115 Residential Property Owners			Out of 43 Residential Tenants		
	Word	%	# Responses	Word	%	# Responses
1	Business	26.96%	31	Business	18.60%	8
2	Community	24.35%	28	Village	16.28%	7
3	Village	15.65%	18	Community	11.63%	5
4	Restaurants	11.30%	13	Broadway	9.30%	4
5	Grocery	10.43%	12	Grocery	6.98%	3

Survey Limitations

This community survey had some limitations in its implementation and analysis. Studio members decided to rely on more of a crowdsourcing strategy to distribute and gather the surveys by posting flyers, mailing out printed surveys, and having it available to complete online. Studio members could not evaluate the response rate of the survey because of the nature of its distribution. However, because there were over 300 survey responses, the results do hold valid and significant information for the community and Village of Menands.

The low number of responses from people under 20 years-old, and from business owners, offers opportunity for future outreach and analysis. Including these groups of the community is important because they can offer a unique perspective to planning for the future of Menands. It is valuable to gather input from people under 20 years old to specifically inform planning strategies for parks, open space and youth activities. The survey analysis yielded an emphasis on local economic development so it will be vital to include business owners in public outreach efforts moving forward.

The design of the survey proved to have a few unintended flaws. Some questions and answer options would have had a higher response rate if more background information was provided. For example, a definition of “gateway improvements” and an update on the I-787/Hudson Waterfront Corridor Study would have better equipped survey respondents to answer questions on local economic development and potential waterfront development. Some answer options did not apply to any survey respondents, so ‘Not Applicable’ should have been included as an answer option to lend a better outcome to the survey analysis. Also, the response rates for the qualitative questions 8, 9, and 10 were much lower than the other questions, likely due to survey fatigue and question format.

Studio members had limited capacity and time to carry out an analysis of survey results to its full potential. Questions were cross referenced by the demographic questions, but not by questions 1 through 7. For example, survey results from the respondents that gave a high priority of 5 to the revitalization of Menands farmers’ market as a local economic development option in question 4 could have been analyzed to see which businesses those survey respondents would also support by cross referencing with question 5. The survey results present more opportunities for analysis like

this. In addition, the written comments that survey respondents provided after each question were not analyzed, but are included in Appendix G.

Conclusion and Recommendations

The overwhelming theme from the results of this survey is the strong awareness and perceived importance of local economic development among survey respondents, while they also emphasized the desire to preserve Menands' small village character and sense of community. Respondents also chose to live in Menands because of its access to the highway and proximity to employment. Menands central location in the Capital Region and easy access to the highway should be considered an asset and be leverage by building a stronger sense of place and community identity moving forward.

Survey respondents had the most consensus on the reuse of vacant commercial buildings being the highest priority for future development priorities, followed by the revitalization of industrial areas and community beautification projects. Studio members recommend that the Village consider tapping into the cultural gardening heritage of Menands to include in beautification projects as a strategy for building a sense of place and preserving the sense of community.

Revitalization of the Menands farmers' market was rated a top priority by survey respondents. The Capital District Regional Farmers' Market hired a new market coordinator recently and is looking to expand the market to retail and potentially open a store front. This has the potential to help with local economic development and access to fresh food as well. Menands no longer has a grocery store and food access is in high demand. Studio members recommend that the Village work with the Capital District Regional Market Coordinator and Capital Roots to help meet the needs of the community. (See the companion document *Opportunity Analysis for Village of Menands Comprehensive Plan* for further discussion on food access.)

Village redevelopment incentives and a building façade improvement program were the next highest priorities for local economic development. Along with a grocery store, survey respondents expressed their desire for more businesses in the hospitality industry (restaurants, cafes) and arts and entertainment (theatre, art gallery). Survey respondents chose the lowest impact options of a nature preserve with trails and a picnic area for the development of Menands waterfront. Studio

members recommend that the Village work alongside local business owners and the Colonie Chamber of Commerce on planning for local economic development strategies around these survey results.

Along with local economic development, it is important to improve the accessibility and connectivity to businesses and parks within Menands. Pedestrian infrastructure was rated among the highest priorities in transportation features for survey respondents, first sidewalks and then benches. Studio members recommend the Village undertake a sidewalk inventory study to focus on areas that need the most improvement and discover opportunities to increase walkability, complete connections throughout the Village, and develop more options for access to the waterfront. Younger survey respondents, representing newer tenants to Menands, placed more of a priority on bicycle infrastructure compared to older survey respondents that mostly represented residential property owner that have lived in Menands for over 20 years. Studio members recommend reaching out to residents under 20 years old to gain input on future planning for the waterfront and other open spaces in Menands to help ensure increased future use.

There was consensus among survey respondents that single-family homes are the highest priority and apartment rentals are a low priority for housing needs in Menands. While Menands has recently experienced a growth in people moving to Menands to live in the growing number of apartments, the Village also has an older population that is aging in place. Survey respondents expressed the need for active adult/senior living communities to accommodate current and future needs.

The qualitative responses by residential property owners and residential tenants showed that these seemingly contrasted groups have a lot in common when it comes to their wishes and hopes for the future of Menands. This information can be related to the community and used to help bring together stakeholder for future public engagement.

Appendix A – Community Informational Flyers Distributed

Four Different Informational Flyers were posted around the Village, in business establishments and other public places. Flyers were distributed for the community survey, for the two public open house events, and for the final presentation by the University at Albany Studio.



**VILLAGE VISION:
COMPREHENSIVE PLAN
Menands Community Survey**



We need your help! The Village of Menands is working on its first ever Comprehensive Plan, which will be a blueprint to guide its future growth and development.

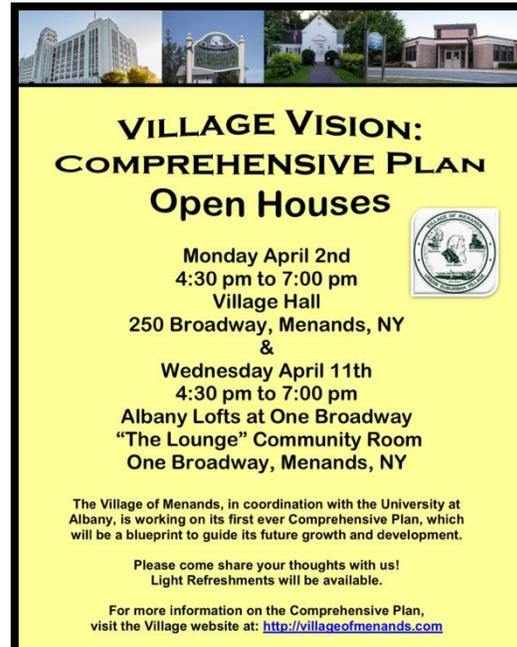
Please complete a **community survey** and share your opinion with us on important issues that may affect the future of the Village of Menands.

For more information on the Comprehensive Plan, visit the Village website at:
<http://villageofmenands.com>

To complete the survey online, go to:
www.surveymonkey.com/r/MenandsCS



Paper copies of the survey are available at:
Village Hall and Menands Public Library



**VILLAGE VISION:
COMPREHENSIVE PLAN
Open Houses**



Monday April 2nd
4:30 pm to 7:00 pm
Village Hall
250 Broadway, Menands, NY
&
Wednesday April 11th
4:30 pm to 7:00 pm
Albany Lofts at One Broadway
"The Lounge" Community Room
One Broadway, Menands, NY

The Village of Menands, in coordination with the University at Albany, is working on its first ever Comprehensive Plan, which will be a blueprint to guide its future growth and development.

Please come share your thoughts with us!
Light Refreshments will be available.

For more information on the Comprehensive Plan, visit the Village website at: <http://villageofmenands.com>



**VILLAGE VISION:
COMPREHENSIVE PLAN
Open House**

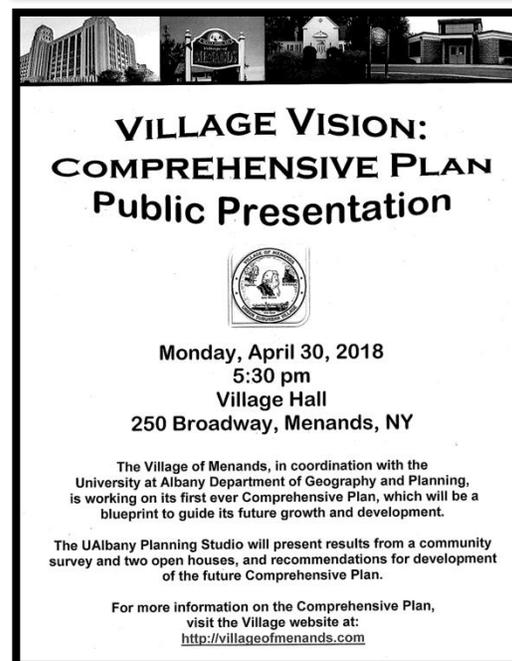


Wednesday, April 11, 2018
4:30 pm to 7:00 pm
Albany Lofts at One Broadway
"The Lounge" Community Room
One Broadway, Menands, NY

The Village of Menands, in coordination with the University at Albany, is working on its first ever Comprehensive Plan, which will be a blueprint to guide its future growth and development.

Please come share your thoughts with us!
Light refreshments will be available.

For more information on the Comprehensive Plan, visit the Village website at:
<http://villageofmenands.com>



**VILLAGE VISION:
COMPREHENSIVE PLAN
Public Presentation**



Monday, April 30, 2018
5:30 pm
Village Hall
250 Broadway, Menands, NY

The Village of Menands, in coordination with the University at Albany Department of Geography and Planning, is working on its first ever Comprehensive Plan, which will be a blueprint to guide its future growth and development.

The UAlbany Planning Studio will present results from a community survey and two open houses, and recommendations for development of the future Comprehensive Plan.

For more information on the Comprehensive Plan, visit the Village website at:
<http://villageofmenands.com>

Village of Menands

MAYOR

Megan Grenier

VILLAGE CLERK

Don Handerhan



TRUSTEES

Steve C. Boulet
Diane L. Foley
Seth Harris
Aileen L. Nicoll

February 27, 2018

Subject: Letter of Introduction for University at Albany Planning Studio Students

To Whom it May Concern:

The Village of Menands is currently working on developing its first-ever comprehensive plan, with assistance from the University at Albany Graduate Planning Studio. A comprehensive plan sets the vision for future growth and development in the village. The students listed below are distributing a community survey to obtain input from village residents and business owners to be used in preparing the comprehensive plan. The students have identified your business or organization as a possible location for distributing the survey to individuals who live or work on the premises.

I am writing this letter in support of their efforts to distribute the survey and respectfully request that you will allow them to leave the surveys in a convenient location for your residents or employees, and to hold them until a student comes back to pick them up from you.

I thank you in advance for your cooperation.

Sincerely,

Mayor Megan Grenier

University at Albany Graduate Planning Studio Students:

Linda Allen
Nasibah Elmi
Bradley Hershenson
Daniel Johnson
Timothy Kennedy
Tanya McGee
Samuel Morreale
Michelle Rogat
Jon Thompson
Marcia Kees, Instructor

Tel. (518) 434-2922
Fax: (518) 427-7303

Municipal Building
280 Broadway, Menands, NY 12204

www.villageofmenands.com

Appendix C – Village Vision: Comprehensive Plan Community Survey

**Village Vision: Comprehensive Plan
Village of Menands Community Survey**



What is the purpose of this Community Survey?
The Village of Menands is developing a Comprehensive Plan with help from the University at Albany Graduate Planning Studio. A Comprehensive Plan is a guiding document for the growth and development of a municipality. This Community Survey seeks your opinions on important issues that may affect the future of Menands and will provide useful information for the Comprehensive Plan. We invite all residents and property owners in Menands to complete this survey. This survey takes 5 to 10 minutes of your time to complete. **Survey responses are anonymous so please do not include your name on this form.**

For more information on the Comprehensive Plan or to complete the survey online, visit the Village website at: <http://villageofmenands.com>. Drop off your completed paper survey in person or mail your completed survey to Menands Village Hall, 280 Broadway, Menands, NY 12204 by **March 29, 2018**.

1. Please rate the following elements as they relate to the future of Menands.

	1 – Low Priority	2	3	4	5 - High Priority
a) Revitalization of industrial areas	<input type="checkbox"/>				
b) Reuse of vacant commercial buildings	<input type="checkbox"/>				
c) Preservation of historic buildings and places	<input type="checkbox"/>				
d) Recreational facilities	<input type="checkbox"/>				
e) Open space	<input type="checkbox"/>				
f) Access to waterfront	<input type="checkbox"/>				
g) Sustainable/green technology	<input type="checkbox"/>				
h) Community beautification projects	<input type="checkbox"/>				

1A) Please include any additional comments here:

2. Please rate the need for the following housing types in Menands.

	1 – Low Priority	2	3	4	5 - High Priority
a) Condominiums (owner occupied)	<input type="checkbox"/>				
b) Apartments (rental)	<input type="checkbox"/>				
c) Single-family homes	<input type="checkbox"/>				
d) Duplex/2-family homes	<input type="checkbox"/>				
e) Active adult/senior living communities	<input type="checkbox"/>				

2A) Please include any additional comments here:

3. Please rate the need for the following transportation features for Menands.

	1 – Low Priority	2	3	4	5 - High Priority
a) Sidewalks	<input type="checkbox"/>				
b) Benches	<input type="checkbox"/>				
c) Designated bicycle lanes	<input type="checkbox"/>				
d) Bicycle racks	<input type="checkbox"/>				
e) Bikeshare program	<input type="checkbox"/>				
f) Non-commercial vehicle roadway access (cars, pick-ups, motorcycles)	<input type="checkbox"/>				
g) Commercial vehicle roadway access (trucks, vans)	<input type="checkbox"/>				
h) Bus service for streets NOT on Broadway	<input type="checkbox"/>				
i) Reduction in number of vehicle lanes on Broadway	<input type="checkbox"/>				

3A) Please include any additional comments here:

4. Please rate the following options for local economic development in Menands.

	1 – Low Priority	2	3	4	5 - High Priority
a) Village-wide business directory	<input type="checkbox"/>				
b) Business owners association	<input type="checkbox"/>				
c) Business Improvement District	<input type="checkbox"/>				
d) Village redevelopment incentives	<input type="checkbox"/>				
e) Community sponsored events	<input type="checkbox"/>				
f) Building façade improvement program	<input type="checkbox"/>				
g) Village gateway improvements	<input type="checkbox"/>				
h) Revitalization of the Menands farmers market	<input type="checkbox"/>				

4A) Please include any additional comments here:

5. What types of businesses would you like to see more of in Menands? (Check all that apply.)

<input type="checkbox"/> a) Hospitality (restaurant, cafe, hotel, B&B)	<input type="checkbox"/> g) Home-based businesses
<input type="checkbox"/> b) Light industrial/manufacturing	<input type="checkbox"/> h) Specialty retail (drug store, clothing store)
<input type="checkbox"/> c) Professional services (legal, accounting, etc.)	<input type="checkbox"/> i) Retail farmers market
<input type="checkbox"/> d) Financial, insurance, real estate services	<input type="checkbox"/> j) Grocery store
<input type="checkbox"/> e) Arts & entertainment (theatre, art gallery)	<input type="checkbox"/> k) Other:
<input type="checkbox"/> f) Health care/medical facility/urgent care	

6. What do you envision for the future of the Menands waterfront?

<input type="checkbox"/> a) Nature preserve (with trails for pedestrians/non-motorized vehicles)	<input type="checkbox"/> e) Amphitheater
<input type="checkbox"/> b) Non-motorized boat access	<input type="checkbox"/> f) Community garden
<input type="checkbox"/> c) Dog park	<input type="checkbox"/> g) Other:
<input type="checkbox"/> d) Picnic area	

7. Please rate the reasons you choose to live in Menands.

	1 – Low Priority	2	3	4	5 = High Priority
a) Small village character	<input type="checkbox"/>				
b) Natural beauty	<input type="checkbox"/>				
c) Housing availability	<input type="checkbox"/>				
d) Housing cost	<input type="checkbox"/>				
e) Sense of community	<input type="checkbox"/>				
f) School system	<input type="checkbox"/>				
g) Proximity to employment	<input type="checkbox"/>				

7A) Please include any additional comments here:

8. What do you enjoy most about living in the Village of Menands?

9. What do you wish were different about living in the Village of Menands?

10. What is your vision for the Village of Menands?

Please complete the following questions to help us obtain some characteristics of the respondents who completed this survey. Again, all surveys are anonymous and confidential.

11. Age: 19 and under 20-34 35-49 50-64 65+ years

12. How long have you resided in the Village of Menands? (if applicable)
 0-3 years 4-10 years 11-15 years 16-20 years 20+ years Not Applicable

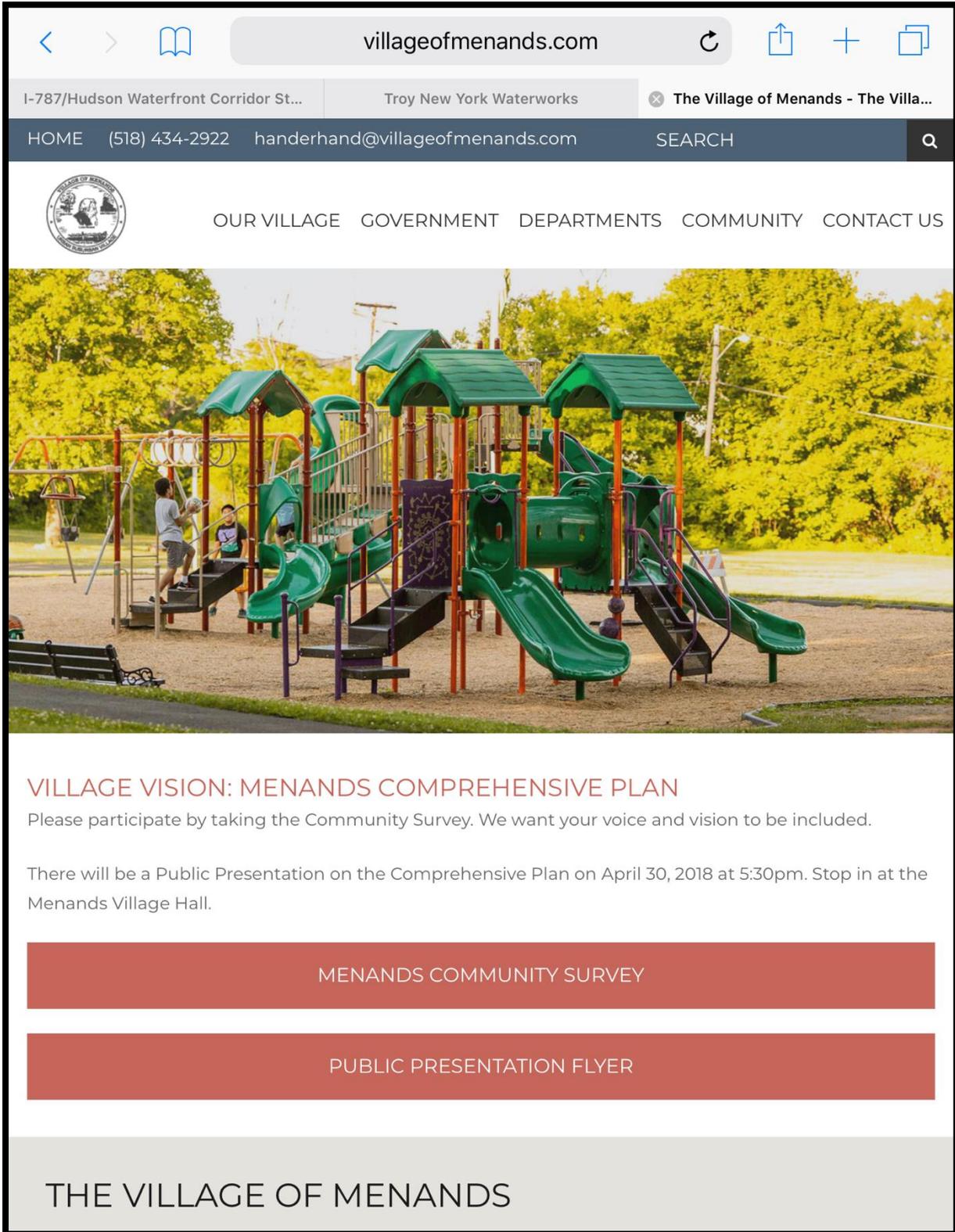
13. How long has your business been open in Menands? (if applicable.)
 0-3 years 4-10 years 11-15 years 16-20 years 20+ years Not Applicable

14. Please indicate your current status in Menands.

<input type="checkbox"/> a) Commercial property owner	<input type="checkbox"/> d) Residential tenant
<input type="checkbox"/> b) Commercial tenant	<input type="checkbox"/> e) Non-Resident Employed in Menands
<input type="checkbox"/> c) Residential property owner	<input type="checkbox"/> f) Other

The Village of Menands thanks you for completing this survey!
 Please drop off or mail your completed survey to
 Menands Village Hall, 280 Broadway, Menands, NY 12204
 by **March 29, 2018**

Appendix D – Village of Menands Website Outreach



The screenshot shows the homepage of the Village of Menands website. At the top, there is a browser address bar with the URL "villageofmenands.com". Below the address bar, there are several tabs, including "I-787/Hudson Waterfront Corridor St...", "Troy New York Waterworks", and "The Village of Menands - The Villa...". A dark navigation bar contains the text "HOME (518) 434-2922 handerhand@villageofmenands.com SEARCH" and a search icon. Below the navigation bar is the Village of Menands seal and a menu with the items "OUR VILLAGE", "GOVERNMENT", "DEPARTMENTS", "COMMUNITY", and "CONTACT US". The main content area features a large photograph of a green and purple playground with children playing. Below the image, the text reads "VILLAGE VISION: MENANDS COMPREHENSIVE PLAN" followed by "Please participate by taking the Community Survey. We want your voice and vision to be included." and "There will be a Public Presentation on the Comprehensive Plan on April 30, 2018 at 5:30pm. Stop in at the Menands Village Hall." Two red buttons are visible: "MENANDS COMMUNITY SURVEY" and "PUBLIC PRESENTATION FLYER". At the bottom, a grey bar contains the text "THE VILLAGE OF MENANDS".

[MENANDS COMMUNITY SURVEY](#)

[PUBLIC PRESENTATION FLYER](#)

THE VILLAGE OF MENANDS



VILLAGE VISION: COMPREHENSIVE PLAN

MENANDS COMMUNITY SURVEY

[CLICK HERE TO COMPLETE THE SURVEY ONLINE](#)

We need your help! The Village of Menands is working on its first ever Comprehensive Plan, which will be a blueprint to guide its future growth and development.

Please complete the **Menands Community Survey** and share your opinion with us on important issues that may affect the future of the Village of Menands.

[Click here](#) to download and print a PDF of the survey.

Paper copies of the survey are available at the Village Office at 280 Broadway.

The deadline for the surveys to be returned is March 29th, 2018.

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is a document that a municipality prepares to guide future growth and development. Over the next several months, the Village of Menands, with assistance from the University at Albany Graduate Planning Studio, will be working on its first ever Comprehensive Plan. The plan will cover a wide range of topics, from transportation and housing to types of recreational facilities and businesses desired in the community.

OPPORTUNITIES FOR COMMUNITY INVOLVEMENT AND PUBLIC PARTICIPATION

Public participation is a hallmark of local government and integral to drafting a comprehensive plan. The creation of a comprehensive plan is a collaborative process. Your opinion matters! There will be several ways for you to participate, including submitting the [Menands Community Survey](#), attending a [community open house](#), and submitting your comments below. Please watch this website for announcements of upcoming opportunities to participate.

COMMUNITY COMMENTS

LEAVE A REPLY

Your email address will not be published. Required fields are marked *

Name *

Email *

Website

I'm not a robot 
reCAPTCHA
Privacy - Terms

POST COMMENT

[COMPREHENSIVE PLAN](#)

[Take the Online Survey](#)

VILLAGE EVENTS

<<	APR 2018						>>
Mon	Tue	Wed	Thu	Fri	Sat	Sun	
26	27 <u>DA NIGHT</u>	28	29 SURVEY SUBMISSION DEADLINE IS MARCH 29TH, 2018 <u>SENIORS MEETING</u>	30	31	1	
2 COMMUNITY OPEN HOUSE ON COMPREHENSIVE PLAN VILLAGE BOARD OF TRUSTEE MEETING	3 FIRE COMPANY BOARD OF DIRECTORS MEETING FIRE COMPANY MONTHLY MEETING	4	5 SENIORS MEETING	6	7	8	
9	10 VILLAGE COURT NIGHT	11 COMMUNITY OPEN HOUSE ON COMPREHENSIVE PLAN	12 SENIORS MEETING	13	14	15	
		MENANDS FIRE COMPANY AUXILIARY MONTHLY MEETING					
16 SMALL CLAIM/EVICTION COURT SESSION VILLAGE BOARD OF TRUSTEE MEETING	17	18 VILLAGE COURT NIGHT	19 SENIORS MEETING	20	21	22	
23	24 DA NIGHT	25	26 SENIORS MEETING VILLAGE COURT NIGHT	27	28	29	
30 PUBLIC PRESENTATION ON COMPREHENSIVE PLAN	1 FIRE COMPANY BOARD OF DIRECTORS MEETING FIRE COMPANY MONTHLY MEETING	2	3 <u>SENIORS MEETING</u>	4	5	6	

BY CATEGORY

FUNDRAISERS
LIBRARY EVENTS
SENIOR TRIPS
SUMMER CONCERT SERIES
VILLAGE PICNIC
YOUTH PROGRAMS
PUBLIC HEARING

BY LOCATION

VILLAGE COURT ROOM
VILLAGE BOARD ROOM
MENANDS FIRE HOUSE
MENANDS PUBLIC LIBRARY
GANSER-SMITH MEMORIAL
PARK

Village of Menands

MAYOR
Megan Grenier

VILLAGE CLERK
Don Handerhan



TRUSTEES
Steve C. Boulet
Diane L. Foley
Seth Harris
Aileen L. Nicoll

FOR IMMEDIATE RELEASE:
March 28, 2018

Village of Menands Announces Open Houses for Comprehensive Plan

Menands, NY – The Village of Menands has announced that the first Open House for the Village’s Comprehensive Plan will be held on Monday, April 2, 2018 at Village Hall, 250 Broadway from 4:30 pm to 7:00 pm. During the Open House, the Village, in partnership with students from the Master’s Program in Regional Planning at the University at Albany, will solicit public input on topics such as current land uses, economic development, housing, recreation and transportation, which will be addressed in the Comprehensive Plan.

Menands Mayor Megan Grenier said, “The graduate students are providing tremendous assistance to the village as we reach out to listen to those who live and work here to learn what they would like the future of the village to be. We encourage everyone to attend.” Light refreshments will be available.

A second open house is scheduled for April 11, 2018 from 4:30 pm to 7:00 pm and will be held in the community room at The Albany Lofts at One Broadway, in Menands.

Tel. (518) 434-2922
Fax: (518) 427-7303

Municipal Building
280 Broadway, Menands, NY 12204

www.villageofmenands.com

Appendix F – Community Survey Respondent Numbers Per Question

There were 14 questions included in the community survey that was distributed throughout the Village in both paper format and available in electronic format online via the SurveyMonkey platform.

- Questions 1, 2, 3, 4, and 7 - survey respondents rated the answer options from ‘1-Low Priority’ to ‘5-High Priority’.
- Questions 5 and 6 - survey respondents were asked to check all applicable answer options that they envisioned for the Village.
- Questions 8, 9, and 10 - open-ended qualitative questions intended to capture creative and imaginative side of the community.
- Questions 11 through 14 - demographic information of survey respondents.

Question #1 - Please rate the following elements as they relate to the future of Menands. (Rating scale is 1 to 5 priority for each category)	
Answer Options	# of Respondents = N
a) Revitalization of industrial areas	319
b) Reuse of vacant commercial buildings	330
c) Preservation of historic buildings and places	326
d) Recreational facilities	321
e) Open space	323
f) Access to waterfront	327
g) Sustainable/ green technology	325
h) Community beautification projects	322
Please include any additional comments here:	69
Total Answered:	330
Total Skipped:	0

Question #2 - Please rate the need for the following housing types in Menands. (Rating scale is 1 to 5 priority for each category)	
Answer Options	# of Respondents = N
a) Condominiums (owner occupied)	314
b) Apartments (rental)	315
c) Single-family homes	317
d) Duplex/2-family homes	313
e) Active adult/senior living communities	317
Please include any additional comments here:	54
Total Answered:	324
Total Skipped:	6

Question #3 - Please rate the need for the following transportation features for Menands. (Rating scale is 1 to 5 priority for each category)	
Answer Options	# of Respondents = N
a) Sidewalks	323
b) Benches	319
c) Designated bicycle lanes	321
d) Bicycle racks	316
e) Bikeshare program	312
f) Non-commercial vehicle accommodations (cars, pick-ups, trucks)	309
g) Commercial vehicle accommodations (trucks, vans)	309
h) Bus service for streets NOT on Broadway	318
i) Reduction in number of vehicle lanes on Broadway	317
Please include any additional comments here:	60
Total Answered:	325
Total Skipped:	5

Question #4 - Please rate the following options for local economic development in Menands. (Rating scale is 1 to 5 priority for each category)	
Answer Options	# of Respondents = N
a) Village-wide business directory	320
b) Business owners association	313
c) Business Improvement District	318
d) Village redevelopment incentives	321
e) Community sponsored events	317
f) Building façade improvement program	320
g) Village gateway improvements	311
h) Revitalization of the Menands farmers' market	321
Please include any additional comments here:	49
Total Answered	327
Total Skipped	3

Question #5 - What types of businesses would you like to see more of in Menands? (Check all that apply.)	
Answer Options	# of Respondents = N
a) Hospitality (restaurants, cafes, hotels)	274
b) Light Industrial/ Manufacturing	74
c) Professional Services (legal, accounting)	94
d) Financial, insurance, real estate services	68
e) Arts & entertainment (theatre, art gallery)	191
f) Health Care/Medical Facility/Urgent Care	134
g) Home-based Businesses	43
h) Specialty Retail (drug store, clothing store)	179
i) Retail farmers' market	185
j) Grocery Store	302
Other (please specify)	61
Total Answered	330
Total Skipped	0

Question #6 - What do you envision for the future of Menands' waterfront?	
Answer Options	# of Respondents = N
a) Nature Preserve (with trails)	244
b) Non-motorized boat access	74
c) Dog park	121
d) Picnic Area	201
e) Amphitheater	88
f) Community garden	124
Other (please specify)	48
Total Answered	312
Total Skipped	18

Question #7 - Please rate the reasons you choose to live in Menands.	
Answer Options	# of Respondents = N
a) Small village character	299
b) Natural beauty	281
c) Housing availability	285
d) Housing cost	289
e) Sense of community	294
f) School system	281
g) Proximity to employment	292
Please include any additional comments here:	54
Total Answered	311
Total Skipped	19

Question #8 - What do you enjoy most about living in the Village of Menands?	
Answered	Skipped
216	114

Question #9 - What do you wish were different about living in the Village of Menands?	
Answered	Skipped
212	118

Question #10 - What is your vision for the Village of Menands?	
Answered	Skipped
176	154

Question #11 – Age (of the respondent)	
Answer Options	# of Respondents = N
19 and under	11
20-34	64
35-49	80
50-64	102
65+ years	66
Total Answered	323
Total Skipped	7

12) How long have you resided in the Village of Menands? (If applicable)	
Answer Options	# of Respondents = N
0-3 years	79
4-10 years	44
11-15 years	31
16-20 years	25
20+ years	127
Not Applicable	15
Total Answered	321
Total Skipped	9

13) How long has your business been open in Menands? (If applicable.)	
Answer Options	# of Respondents = N
0-3 years	9
4-10 years	3
11-15 years	3
16-20 years	0
20+ years	6
Not Applicable	250
Total Answered	271
Total Skipped	59

14) Please indicate your current status in Menands.	
Answer Options	# of Respondents = N
a) Commercial property owner	4
b) Commercial tenant	3
c) Residential property owner	204
d) Residential tenant	85
e) Non-resident employee	12
Other	15
Total Answered	323
Total Skipped	7

Appendix G – Additional Comments As Written By Survey Respondents

Question 1:

- green space, even to consider community gardens and/or farm animals (for mowing, educational, etc.), grocery/general store please!
- road maintenance and enforcement of parking, safety regulations, especially within proximity of intersections
- Roadways (Broadway) are in poor condition
- Access to waterfront would be nice but probably cost prohibitive. A walkable Menands with nice places to walk to and high end lighting and landscaping is important. The location is so convenient for business that a healthy balance of commercial, residential, and industrial seems possible and should provide necessary tax revenues. Safety is #1 so village police and fire resources should not be reduced and should be enhanced, if possible.
- Restoration, revitalizing the city should not be held up by historical buildings. The city needs work completed at a fast rate or you may lose what you have now.
- valid supermarket
- valid supermarket
- I would like to see the Broadway corridor have more greenery and nicer signage from business owners so it doesn't look so industrial.
- Commercial & industry in Menands keeps taxes low.

- Williams Press building is eyesore and detriment to village - owner should be forced to sell or renovate it before it falls down. Vacant stores at Rite Aid location need new owners/tenants - should be priority.
- We need a supermarket and business that support and sustain the families in the village
- We need a grocery store and additional restaurants.
- Too many apartment buildings going up in the village! Increased traffic. Please preserve the village! Do not keep approving variances!
- Have not seen any information on or about a waterfront in Menands.
- Make Menands attractive. Broadway is a disaster
- Disband village government; let us become part of Town of Colonie. Save us money!
- Should be as nice as Loudonville - too dingy
- Too much blight along Broadway corridor. Would be nice to have grocery store. Aldi?
- No more apartments.
- Something needs to be done about William Press, what an eyesore.
- The Tri-City area does not know what a "gem" Menands is because all they see is vacant run-down buildings along Broadway.
- Menands is very well managed and kept very beautiful.
- Keep potential for residential within previous industrial buildings.
- What waterfront? Reuse Tagson's building - commercial and historic. Tear down plaza. Wards Lane & Broadway.
- The revitalization of Broadway - do something with the vacant business lots. It would make the village look so much more appealing.
- Waste of money. All plants go to flats 4 times per year. Dump at river.
- Demolish OLD Williams Press Building! EYESORE. Whoever owns this property is more than likely using it as a tax loss on income tax. Menands has always dragged its feet on demolishing derelict buildings. For ex: Old Menands School, Village Hall on Lyon Ave.
- Menands greatest asset is the waterfront. Have vision and think big, it would be nice if we could develop village charm - that is a big ask, given the current condition of the village.
- If you help bring more business or apartments to the area it will solve a lot of problems, especially south of the Montgomery Ward building.

- Fill those vacant buildings and the place will look a lot better. I want foot access to Watervliet & Jennings Landing, footpath along the river!
- clean up graffiti, get a tenant into Tagson's *[sic]* (Tagson's?)
- waterfront?
- stop the sprawl! save the green open space
- a grocery store
- Creating a commercial corridor along Broadway to create the "main street"
- We believe access to the waterfront, including the running/walking trail should be a top priority for (1) safety reasons and (2) attract people/businesses to our village. We don't feel there is a safe access point to the Corning Trail. The industrial areas should be razed or repurposed into housing or other uses.
- The former mid city shopping center needs to be utilized. It is an eye sore and that space should be filled with a new supermarket which would be more accessible to our residents.
- Access to waterfront is highest for me.
- Street paving on Pawling St - street is crumbling apart
- It is sad to see so many shuttered businesses. Despite the traffic from large office buildings Menands has very few eateries. We no longer have a Grocery store either.
- find an answer to the Williams Press building
- Broadway could definitely use some work to empty storefronts, businesses as well as an increase in flower boxes etc. the village does a great job currently but we could maybe use a gardening committee or something to increase what we have
- Would love to see more restaurants/food places in the industrial areas. I need more takeout options! Thanks :-)
- Most important is that we get another supermarket in village
- The Broadway area near Mobil, Tagsons, and the other vacant buildings are an embarrassment to the tax payers.
- we need trader joes or hannafood in our community
- too many blight areas on Bway near Stewarts
- Start with fixing Broadway

- The intent of question one is not clear. Do you mean revitalization of the industrial sector or revitalization of the physical area?
- These abandoned buildings with graffiti are hard to look at, add some independent stores, boutiques, coffee shops and grocery stores. That plaza with the old grocery store could be turned into something wonderful. If you added a hannaford, Starbucks, little restaurants you would get business from all the apartment dwellers like in the Lofts
- Menands needs a new grocery store
- We need more businesses (restaurants, bars, grocery stores)
- No potentially hazardous businesses
- There should be more opportunity for physical activity i.e. pool recreation centers
- More locations with entertainment to attract kids and teens.
- We Should have for physical activity
- There are too many vacant buildings in Menands. We need some kind of incentive for merchants to bring their business here. (i.e., stores like Price Chopper, Save-A-Lot, etc.)
- It really would be great to see some of the old vacant buildings get some new life. The plaza that used to house Price Chopper and many others is a waste and an eyesore and I sure miss having a grocery store close by. Really most of the main strip of Broadway I feel like is not as nice as some of the residential areas that make up much of Menands.
- Revitalization of the business base is my highest wish for this Village.
- We need a super market
- Need some type of grocery store
- Enforcement of current building code!!
- The village is in dire need of beautification projects to enhance our corridor for people passing through and there needs to be stricter rules for business to place so many cheap signs and advertisements along the corridor especially the flashing neon sign at the pizza place next to Poppy's Place!!! What were you all thinking allowing that....
- Access to the waterfront would be an awesome boon to our community.
- We need more businesses that the public can use regularly, not more apartment complexes
- We need a grocery store!

- Unfortunately the Village isn't doing much to bring new business to the community... Born and raised here and sad to see it diminishing!
- The preservation of historical buildings is not only important it adds the beautification of the village.
- Proper funding for the Fire Department to ensure public safety

Question 2:

- Olympic lanes was a great part of Menands for 60+ years and they were sold down river for condos
- Owner occupied housing is highest priority.
- I would work on building on what the city has before building new houses.
- There seems like a nice amount of apartments and homes in the village but I think it would be a great place for seniors. It's a nice quiet centralized area with buses they can utilize.
- I don't have access to the data I would need to weigh in on this. I don't know how much we have of each type currently, nor what the demand is for each type. Would prefer whatever preserves diversity. That's what I like about Menands. Condos might help keep good families here.
- The village has lots of single family homes and apartment complexes, don't think more are needed
- None of the above
- There is enough housing in Menands, becoming too crowded.
- Why does Menands need more apartment buildings? Our school is full now.
- not much land to build on anymore. improve existing housing instead.
- Enough apartments. We need long term owners
- At capacity with apartments. Negatively affecting the school system
- Affordable - a lot of seniors don't earn anything beyond social security and/or small pension. Some of us only earn \$30,000 or less a year like me. And no local family to help out. And do not drive.
- Concern is that school won't be able to accept greater capacity and tax levy will be placed on citizens. A senior community would be nice, not a senior living center/home.

- Condos or townhomes need to be owned by occupant. No more rentals or leases. Need more tax payers that live in village.
- There is enough low income housing.
- Why do we need senior communities? All our seniors live with family in this village. 2-family homes attract land-lords from downstate (it's more "city" living). Younger generations are prepared to buy condos prior to starting their family and they are attractive to seniors ready to sell their homes. (Menands kids, Menands seniors, LOVE Menands)
- Equal access for any culture and ethnicity with their needs melding with the needs of ALL.
- Condominiums and apartments should be clustered with appropriate amenities: services, retail, hospitality.
- We don't need any more housing in any way, shape, or form. We need a decent grocery store, not a foreign one, not a family dollar *[sic]*, a real grocery store.
- Too many apartments. No school taxes. Ghost village. No food store. Seniors have no help for anything. Surcharge apartments.
- Too many apartments. Too many transients. We don't need more homes! Which creates loss of a community. Overbuilding, too much loss of trees and green space.
- Too many rentals have a negative impact on the value of owner-occupied houses. We have too many rentals, Menands needs to STOP allowing this.
- The village is fragmented by blighted property.
- No opinion. Biggest issue is to make sure affordable areas are also safe areas. I.e., keep out the drugs.
- like the mix as is
- The influx of large rental communities and properties is a significant challenge for Menands School and places an unfair burden on those who support the education system by paying school taxes and the children in the school who are challenged by the enrollment changes. The school expansion was developed without the increasing numbers from rental properties included in the mix. Single family housing is what is needed to balance and grow the community.
- no more apartment buildings
- just moved to Albany lofts

- will we ever see light rail in the greater capital district?
- We need sustainable long-term home owners now
- No more apartments!
- Menands has enough apartments, would like to see more single family homes .
- The lack of available/affordable single family housing will negatively impact the diversity that makes Menands a strong community
- Townhouses for folks downsizing
- Until the Village can encourage more commercial development and services housing expansion especially apts., condos, sr. housing etc. is not practical. Develop the former to support the later.
- Menands is virtually ALL apartment dwellings, some have remained incomplete for several years, why in Heaven would we need more?
- need more affordable senior citizen housing
- There are many apartment complexes already. I don't think more of the same thing is necessary.
- No need for any more apartments in the Village
- Nice housing to attract
- there should definitely be a well taken care of pool
- We need more active adult/senior living communities here in Menands.
- AFFORDABLE condos 200K max
- This would be a major burden on the fire department
- Build more homes please. Way too many apartments.
- We need to attract new retail businesses to Broadway. A grocery store would be a significant benefit to the community
- If Menands is going to increase housing a grocery store within the community needs to be added back. Bigger and better than what we had. Also more food/restaurant type business.
- Rental people don't get involved in community or school.
- We have an abundance of apartments in the Village now. More building of apartments will not add to the quality of life in the Village.
- There isn't much available land for single family homes.

- No more apts.... need businesses for the current residents! We need a grocery store!!
- Single-family long-term home ownership is the best investment for the village.
- No more apartments of any kind.

Question 3:

- choice i) very much. too fast, discourages walking, businesses
- 30 mph speed limit is too low, 35-40 mph would be better
- I would like to see the Village trend toward more young professionals. They bring enthusiasm, energy. I think coming out of Albany and warehouse district and somewhat close proximity to the river lends itself to walking and biking.
- Almost all of Broadway in Menands is one lane vehicle and re lanes coming off the highway which is needed!
- I think transportation and traffic is good in this area. Some additional crosswalks over Broadway would be good since it seems a lot of people walk and cross for bus stops.
- should be evaluated based on demand
- I don't understand what you're asking on f & g. Don't vehicles already have access? Need to explain if there is a debate here. For h- I'm assuming this is to accommodate those with mobility issues.
- have no idea what is meant by 3f & 3g - for 3i, if you reduce lanes any more, you'll make commuter traffic mess worse!
- where can you reduce lanes on Broadway
- do not need buses on smaller streets.
- Broadway is very congested during the evening rush hours now. When there is an incident on 787, it is almost impossible to get out a side street that doesn't have a light.
- There is no reason why broadway is 5-6 lanes in some areas. That does not bode well for a living/working community
- Please create an ordinance that bans commercial vehicles from parking in street overnight. Driving hazard.
- a jitney type bus

- Would like to see mandate for trains to be shorter AND for train hours of silence between 9pm-7am when crossing over road (or altogether silenced).
- Connect sidewalks from Broadway to 377 Van Rensselaer Blvd via Wards Lane - should be given the highest priority.
- Bus service to Van Rensselaer Blvd? YES! Otherwise people should walk to Broadway or Blvd for bus, but we need safe sidewalks on these main corridors and elsewhere. I hated single-lane Broadway, but now love it, slowed traffic!
- We already have designated bike lanes!
- Sidewalks should be kept flat and level, and especially cleared of leaves and salted so snow doesn't turn to ice. Also, salt is also important to prevent black ice in freezing temperatures.
- Separate commercial and residential thoroughfares as feasible. Reduce vehicle lanes in order to reduce speeding and increase pedestrian safety.
- The change on Van Renss, although I think it was great to reduce the speed, I fear each time I have to turn right on my street due to the vehicle behind me, since there is no longer a turning lane.
- None of these are important.
- No transportation for seniors or handicap to get food, drugs, etc.
- Keep trucks out of Menands, off streets such as Wolfert Ave. Trucks ignore restriction flags/signs anyway. They should be limited to use 377, 378, Broadway, and Wards Lane ONLY! If N. Albany keeps trucks off Lawn Ave, why doesn't Menands keep trucks off streets off of Van Rensselaer?
- The bike lanes on 378 are absurd. No one uses them and now we have backed up traffic. Stop reacting to the loud minority. Question: where would the sidewalks go?
- I don't think we need many more sidewalks, but a lot of them need to be repaired.
- Is the bike lane on Van Rensselaer ave a success? I have not seen a bike on there yet. It would have made more sense for Rt 32 but that may be 10-15 years out. No need for bike lane for now.
- we need new curbs
- if there's one lane each way, how can you reduce a lane?
- parking for Menand Road, walking 200 yards with 6 gallons of water at 85+, NO fun

- Walking access between lower/upper Menands-Too noisy & uncomfortable to walk on Menand & Van Rensselaer roads-upper & lower Menands are cut off from each other
- Broadway should be 2 lanes, both north and south bound
- How do you reduce 2 lanes of traffic?
- A bikeshare program, and bicycle lanes, would be nice combined with access to the Corning Trail / waterfront. An access point centrally located in Menands would be attractive for visitors and residents.
- Not sure what to answer for question f.
- I don't think I understand questions f and g
- Please, please add more sidewalks, especially on parts of Broadway and Van Rensselaer. Walkability is linked to higher quality of life and health measures!
- the crosswalk light features that were recently installed in front of Village One Apartments is useless, pedestrians don't use it as they don't think it does anything effective and when it does get used, cars speed up to blow through the crosswalk BEFORE the pedestrian can cross completely, something more needs to be done.
- There are areas with more lanes that aren't necessary and areas without that need it
- There NEEDS to be a stop sign at the corner of Wolfert and Hutton - it's a bus stop and cars SPEED down that hill! Also, there needs to be a traffic light at the school entrance!
- Reducing the vehicle lanes on Broadway will cause unnecessary congestion.
- Don't take away the lanes
- Turning lane down Broadway
- Sidewalks on Van Rensselaer Blvd. are needed. Sidewalks from mid Wards lane to Van Rensselaer [*sic*] Blvd are high priority. Safety concerns for people walking in the street.
- QUIET ZONE for train horns!!!
- Broadway has already been reduced to 1 lane. Traffic is now horrible because of this.
- The vehicle lanes on Broadway are just fine as they are now.
- Menands is a small community. we have sidewalks where we need them most people walk and ride in road (main part of village)
- Need sidewalks that link RT. 377 and Broadway for those that take the bus and walk from the apartments to the busses and into the Village. It is all interconnected.

- Protected bike lanes on Broadway
- Clean up building along Broadway and it would look better. Hanging pots and banners look great!
- Not sure what you mean by vehicle accommodations. The lanes on Broadway have already been reduced.
- More posted speed limit signs
- No more apartments!!!
- Changing Van Rensselaer [*sic*] Blvd to one lane each way was a bad idea.... change the speed to 45 mph, great but it was wide enough to keep it 2 lanes each way!
- If you reduce the number of vehicle lanes on Broadway, it would not be a two-way street anymore. I am confused by that statement. Do not reduce the number of lanes on Broadway anymore.
- Reduction of lanes on broadway slows first responder times
- The CD TA bus is a great resource and underutilized. We need less scary vehicles on Broadway and more pedestrian/bicycle traffic which will hopefully grow along with retail business.
- Done already
- Broadway needs to be 4 lanes from albany line to Watervliet.

Question 4:

- A mixed business community (shops, grocery store, coffee shop, family friendly cafe/activities center), would greatly improve quality of life in Menands
- what is a village gateway?
- I am not a business owner so I can't effectively respond. I am not sure I know what Village gateway improvements means.
- There are some dilapidated buildings in Menands that detract. Not sure if they need a facelift, or to be razed. The Williams Press building is an eyesore, right as you get off the highway, for example. I loved the farmers market. I gave it a 3 because I'm not sure if it could work, but would enjoy having it!
- Supermarket!

- curbing - water drainage
- Please respect the history of Menands. New windows and vinyl siding are not the answer. Educate property owners and embrace the history/architecture.
- Redo the area where Price Chopper and ShopRite liquor used to be. Only thing left at 444 Broadway is the Rite Aid being taken over by Walgreens.
- Historically businesses don't succeed in Menands. Would like to see study done or have consultant share why? Seems like Menands is ideal location for something bigger, like a children's museum in Old William's Press?
- Either improve the run down buildings or tear them down.
- A small area that would have ice cream shop, coffee shop, and possibly area for outdoor seating.
- 1-lane on Northern Blvd is terrible, morning and afternoons. Drivers are out of control.
- We have many community/village events, to make this a priority at this time does not make sense.
- Farmer's market could be major draw. Have band, food, etc.
- I think Menands has great community events. When comparing to adjacent towns, we surpass. No need to focus there. But let's build our village to be attractive to visitors. We are immediately of 787!
- Businesses should be handicap/wheelchair accessible with ramps/elevators, and short distance so easily walked to as well.
- Building facade programs have changed the public perception in other areas but needs to be packaged with other programs of financial support for any long term benefit. Gateway improvements too often fall short of intended outcomes when not combined with additional program options for area businesses.
- stop worrying about "gateway" improvements, clean up the two vacant shopping centers or tear them down and build a grocery store.
- Fast food. Their nothing here. Banks, store, businesses.
- We need new buildings for shopping.

- How would Menands pay for a business improvement district? Village redevelopment incentives, building facade improvements, gateway improvements... NO TAX INCREASES!
- I think more living space comes before trying to establish community events/farmer's market.
- improve Broadway to Albany
- For d- NO! NO! Never pay people to come here. That is a false economy. Make it a good place to live and businesses will come here without financial incentives. How about a focus on arts? Art challenge? Art festival?
- when Pred Cole (?) was here the Menands Market was great!!
- Shopping district that is inviting!! to try to find what one needs
- The Farmer's Market should be revitalized so it draws more people in from surrounding areas.
- Not sure what to say about business owners association. Isn't there one already? My husband & I really miss the Menands farmers' market. We would love to patronize the market for more than spring/summer flowers.
- Who uses a directory anymore? Most people will use google.
- With some of the abandoned or run down store fronts and industrial buildings could we attempt a "Breathing Lights" type program, draw attention to the properties through a social context to draw people in for investment
- The village does a great job with community involvement and the activities letter is amazing, maybe asking for more community groups can increase the amount of involvement as well as activities and improvement around town
- Existing businesses need to clean up their area... how long does the Broadway liquor store need to keep up banner that it "just opened"... and that parking lot especially needs to be swept/ washed.
- Before Troy the Menands Farmers Market was very active. It might be again
- Again, the vacant buildings, graffiti, and general unsightly appearance of the Village would not encourage business to come here...
- Definitely farmers market it used to be great and loved having the annual garage sale

- Give residents a reason to be excited about where they live, and workers a reason to stay after they get out of work.
- Not sure what gateway improvements are.
- The farmers market could be huge and a big draw to this area if it was a nicer farmers market with better variety
- Yes, the Menands farmers' market is not like it used to be.
- *Xxc [sic]*
- It would be wonderful if a creative reuse could be available to the sites on Broadway that appear to be abandoned.
- Old buildings are decaying. Need to be refurbished. We need a Village business revitalization plan, and we need to execute on it.
- Farmer's Market made more accessible
- Get business here by offering incentives and thinking outside the box. Forgive taxes. Clean up property that is contaminated. No one wants that now
- We keep losing businesses. Attracting businesses and creating places for residents to shop and eat will attract residents. Quality of life has dropped drastically since the loss of the stores in the Price Chopper Plaza.
- Most people in the village don't even know the farmers market exists or that they have access to it
- When I was growing up in Menands, there was a greater sense of community. I think by continuing community sponsored events, this sense of community can be reformed.
- We need to Attract family friendly business here by any means necessary
- I miss a supermarket.

Question 5:

- fitness: gym, yoga, etc., record store, vet care/dogsitting, music venue
- No hotel please. Bakery, coffee shop, boutique type shops would be good.
- Grocery store is the highest in this town over everything else. Without one it will keep the town from long term growth.
- Supermarket!!!!!!!!!!!! Gym.

- banks
- ANYTHING BUT MORE INDUSTRIAL
- When I moved here there was a grocery store, a post office, and a bank. Now they are gone!!! What is going on???
- Revitalize small strip mall areas with walkable retail for residents and employees of business, during M-F.
- We don't want an industrial district, we'd have to clean up Broadway before we could consider hospitality businesses.
- Village is NOT big enough to warrant a clothing store.
- Post office, bank(s), staples, big box store, walmart
- If we increase residential density in the area, the businesses will come.
- No second rate grocery stores. A good name brand store, like Hannaford, Trader Joe's, ShopRite. No Dollar Stores.
- physical fitness avenue
- public swimming pool
- drive-in theatre April-Oct
- is there space for a community playhouse/theatre group?, Menands diner
- If THE farmers' market is revitalized no need for retail farmers' market
- I miss the Price Chopper
- Grocery store is a must-have! Losing Price Chopper and the liquor store in the plaza on Broadway makes that area just sad.
- A cafe would be nice
- Supermarket
- A grocery store is a high priority.
- Brewery/Restaurant
- Coffee shops, restaurants, hipster bars
- Gym, activity area for kids
- NO MORE INDUSTRY AND COMMERCIAL BUSINESSES. We need businesses that the people that live here can utilize and that may attract others to come here. No one cares

about the new office building or the plumbers trade building. It does nothing to elevate our quality of life here in menands

- Restaurants or take out places that don't look like the univiting stores in the strip malls... so dirty looking, like I would not want food from them. And you did not mention laudramat... I don't need it, but is there a need for such
- There is ONE restaraunt and a few run-down fast-food locations...very sad. Most importantly, where is the Grocery Store?! Residents shopping at Dollar General is not an option...
- We need a decent grocery store such as Price Chopper or Shop Rite again.
- trader joes or hannaford
- Use builidins on broadway to do this
- Whole Foods!
- Grocery store
- Grocery store a must
- Trader Joe's
- Absolutely a grocery store near the north albany end
- We need a good grocery store.
- It would be great to have a 'destination' grocery store, like the Market Bistro in Latham. Or better yet, a Wegmans. Also would be great to have a coffee place, like a Starbucks.
- A grocery store or market would be so helpful!!!
- Small market/convenience store, local restaurant would be nice
- A Mall
- Community Pool
- Bank
- We need a bank, any bank! And a decent grocery store like Aldi...clean up the strip center where pchop was and fill it...
- Anything is better than what we have
- need grocery
- Something other than apartments!

- Target, Walmart, movie theatre, The Crossings type Park (adding more equipment to Menands Park)
- Shopping
- We need a big grocery store.
- Destination place like IKEA or a Trader Joe's
- A Veterinary office/ kennel for pets
- cannot believe we worry more about Il Faro than getting a grocery store in here
- Chick fil a
- Bank
- The reason I loved this village is for everything it had to offer... now.. sometimes regret buying my home here.... Please make Menands great again!!
- Really very upset that Price Chopper is not longer in Menands. I know it isn't your fault.
- We have nothing without price Chopper or the liquor store in the plaza.waste pf space
- A gym!
- We need a grocery store back in the village

Question 6:

- Where?? 787?
- Personal safety is paramount in whatever is done.
- off-roading 4x4
- restaurant (casual chic)
- what waterfront?
- see existing plan, circa 1970 NYSDOT
- boat basin and canal off Hudson
- have heard nothing about this
- pollutants from past industry might require soil testing?
- Anything
- better access for small motor (under 15mph)
- motorized boat access
- Controlled environment would be safe, but I don't feel the waterfront is safe.

- artwork, sculpture, cafe or bar with deck
- Everyone being responsible of loudness and cleanliness, and pets respecting noise boundaries.
- Residential! The other options will come naturally.
- What waterfront? Where?
- Marina
- I don't think Menands needs a waterfront!
- no need for waterfront
- senior apartment/condo
- places to sit and observe river
- I'm not really sure what and where Menands waterfront is--more information would need to be made available to inform the decisions.
- What waterfront?
- development of vacant land along river
- where is our waterfront?
- Outdoor cafes/restaurants, summer outdoor arts/farmers' markets
- restrooms, water fountains/pet drinking area, emergency phones
- It is good as is. Maybe have a barrier for road noise from 787.
- I would like a nice area, not another glorified dog run, as the Crossings has become. Maybe a river view restaurant.
- Connections to other waterfront parks. Bike trails, parking.
- Waterfront? Is there one? Where?
- Motorized boat launch with a marina. The marina could include a restaurant/bar.
- Larger space for farmer's markets and year-round activities.
- connection to existing Mohawk-Hudson trail is doable!
- More walking/running trails and more dog friendly parks please!
- Waterfront access to trails for exercising!
- Pavilion, marina
- Walkable Village to retail and hospitality types of stores.
- Power boat ramp & marina

- Pay attention to the basic- revitalize the empty buildings
- benches; or swinging benches
- I have never seen the waterfront and I have lived there for years. It would be really cool to have something there.
- Anything would be an improvement but this list is excellent.
- W
- I don't want to hangout by the Hudson River and smell the Sewage Treatment Plant from Albany or Rensselaer
- Don't waste the money
- Access

Question 7:

- Menands is close to everything
- Very convenient location and North Colonie schools are a big plus.
- Not too expensive living cost
- N/A - Don't live here
- Turn the village back to the magical place
- Diversity of population is missing from your list! That is VERY important to me. We lose good families to Latham because they have few housig options here. Maybe condos are the answer. Affordable, small footprint in a small village like this.
- Moved because we saw house we wanted, nothing to do with Menands, per se.
- Small village character is decreasing constantly. Have lived here over 20 years. So many new apt approvals is disheartening. Green space being filled with apartments is undesirable.
- I just hope it stays affordable, not forcing me to sell.
- My former hometown, Albany, became unliveable due to crime. Menands must endeavor to discourage the hoi polloi in the future.
- a + b was at one time, not now
- need to move out now, too many apartments and crime
- proximity to airport and downtown Albany

- QUIET ZONE NOW. Give the residents QUALITY OF LIFE
- We need a quiet zone for the train. It is ridiculous.
- Apartment complexes were reasonable, but mine has gotten ridiculous and run down.
- Need to maintain school system to attract new house buying families to district.
- We stay here because the school and staff are excellent and we love the village feel.
- My family has lived here for 3 generations, close to 70 years. The school? Luckily my family has no kids in that school. Was always safe otherwise.
- No more buildings business
- I found a house I love in close proximity to roadways.
- Menands used to be a lovely little community, not anymore, there is nothing appealing about it. It's dirty, houses are a mess, vacant buildings all over.
- No reason to live here.
- The village and roadways are unattractive. Taxes are too high. There are too many rentals.
- people are friendly and helpful
- It's not that pretty.
- Menands is a gateway, close to Vermont, Mass, CT, train station in Rensselaer to go to NYC
- homestead, born and raised here
- I was appalled to learn there is both a superintendent (\$140k) and principal (\$190k) for ~250 students
- I don't live here. I just work here. If I were to move here it would be 100% only due to proximity to employment. I do not see many other upsides to living here.
- Non-resident, employee with company based in Menands
- low taxes, Village services are great, sense of security with periodic police patrols through neighborhoods
- Menands is a sweet village and improvements especially on Broadway for enhance this place for future years
- We chose it despite the lack of natural beauty and access to nature, which were BIG factors for us since we moved here from one of the most beautiful and outdoorsy cities in the country. The school system and community drew us in but we would be much more likely

to stay after our daughter graduates if the city had more trails/walkways/parks/outdoor space.

- We fell In love with our neighborhood before stepping into our house. The amount of community with both your neighbors and as a town is something most take for granted as we feel like we hit the jackpot here and we tell that to everyone we meet.
- Access to 787
- I moved here 30-years ago, and it was a charming community, thriving with a sense of pride. The Boulevard, for example, was repaved every year whether it needed it or not...we had 3 grocery stores, a diner, and all the businesses on Broadway were operational and kept up...
- Central location to the Capital Region.
- I enjoy the small community and village morale as it creates a easy, peaceful and family centered place to live and would not feel comfortable if it became more developed. Improved yes with a focus on fun activites, friendships and family, but not over developed and populated.
- I commute to work in Menands. I'm not a resident.
- Albany Lofts at One Broadway has great amenities at a reasonable cost. Menands is easy commute to work.
- I chose Menands because the Lofts were the nicest apartment available in the area. I enjoy the fact that hospitality businesses are opening (vintage, Fort Orange Brewery etc). Would enjoy more walkable area and c
- Best place we have ever lived!
- I do not work, I am retired so proximity to employment is low priority.
- retirement home
- Love living here!
- The town has gone down hill. Embarrassing
- when we moved to town there were only 2 houses on the market. The small town feel was a big attraction as were all of the family friendly activities. Easy access to 787 makes this a great location, but the Broadway corridor is in disrepair and no longer looks welcoming.
- Easy and quick access to the highway.

- The excellent school is the reason we stay in Menands!
- menands is a joke and needs to be taken over by the town of colonie
- Definitely a hidden gem if you can get beyond the blight of Broadway.
- The school is not as great as I thought it was.
- Born and raised

Questions 8 – 10 were qualitative questions, and the analysis is provided in the body of this report.

Questions 11 – 13 were demographic questions with no qualitative sections.

Question 14:

- Student
- Child of property owner.
- I am a student I dont own property
- Child of Property Owner
- Former homeowner
- Teacher at Menands School.