



VILLAGE OF COLONIE

VILLAGE HALL

2 THUNDER ROAD

COLONIE, NY 12205

(518) 869-7562 FAX (518) 464-0389

JAMES M. RUBINO

MAYOR

villagehall@colonievillage.org

www.colonievillage.org

FRANK A. PREVRATIL
DEPUTY MAYOR

PATTY SCHWARZ LOCKART

TRUSTEE

JASON M. DEPAULO

TRUSTEE

MARK P. STEVENS

TRUSTEE

JAMIE L. BLOT

VILLAGE CLERK

MEETING OF THE ZONING BOARD OF APPEALS

AGENDA

WEDNESDAY, OCTOBER 7, 2026

6:30 P.M.

Arbind Singh/Art Threading Salon

1528 Central Avenue

Area Variances (3)

Mauri Architects/RSS

1602 Central Avenue

Area Variances (2)

Basile Construction Solutions/Cynthia DeBrockey

39 Tanglewood Rd

Area Variances (2)



VILLAGE OF COLONIE

VILLAGE HALL

2 THUNDER ROAD

COLONIE, NY 12205

(518) 869-7562 FAX (518) 464-0389

JAMES M. RUBINO

MAYOR

villagehall@colonievillage.org

www.colonievillage.org

FRANK A. PREVRATIL
DEPUTY MAYOR

PATTY SCHWARZ LOCKART

TRUSTEE

JASON M. DEPAULO

TRUSTEE

MARK P. STEVENS

TRUSTEE

JAMIE L. BLOT

VILLAGE CLERK

PUBLIC NOTICE

ZONING BOARD OF APPEALS

Notice is hereby given that a public hearing will be held before the Zoning Board Appeals of the Village of Colonie with respect to the following matter at the time and place set forth below:

TIME & PLACE: WEDNESDAY, OCTOBER 7, 2026
6:30 P.M.

2 THUNDER RD, ALBANY, NY 12205

APPLICANT: ARBIND SINGH/ART THREADING SALON
1528 CENTRAL AVE

The applicant is seeking variances for the following:

1. §242-5(A)(6) (applies to Commercial zones): A separate self-contained dwelling unit which contains a maximum gross floor area of 600 square feet and no more than one bedroom, which is designated for occupancy by no more than two persons. The proposed second floor apartment is 526 square feet.
2. §242-8(C)(2)(d): Barbers and beauty shops require one parking space per employee, plus three additional spaces per work station. An additional 2 spaces would be required in accordance with §242-5(G)(1)(c) for the accessory apartment. This business would therefore require 10 parking spaces, but 8 are proposed.
3. §242-8(D)(5): Where a lot abuts a lot which is used for residential purposes or is in a residential district, a buffer area shall be provided along the common property line, which shall not be less than 25 feet in width, and covered with at least six feet high of vegetation with a six-foot fence. With extending the parking, there is a 4'-6' buffer proposed to rear residential properties.

If you have any questions regarding the above variance, please contact:

Hannah Curran
Zoning Coordinator
518-869-7562

Steve Meservey
Chief Code Enforcement Officer
518-869-7562



VILLAGE OF COLONIE

VILLAGE HALL
2 THUNDER ROAD
COLONIE, NY 12205
(518) 869-7562 FAX (518) 464-0389
JAMES M. RUBINO
MAYOR
villagehall@colonievillage.org
www.colonievillage.org

FRANK A. PREVRATIL
DEPUTY MAYOR

PATTY SCHWARZ LOCKART
TRUSTEE
JASON M. DEPAULO
TRUSTEE
MARK P. STEVENS
TRUSTEE

JAMIE L. BLOT
VILLAGE CLERK

PUBLIC NOTICE ZONING BOARD OF APPEALS

Notice is hereby given that a public hearing will be held before the Zoning Board Appeals of the Village of Colonie with respect to the following matter at the time and place set forth below:

TIME & PLACE: WEDNESDAY, OCTOBER 7, 2026
6:30 P.M.
2 THUNDER RD, ALBANY, NY 12205

APPLICANT: MAURI ARCHITECTS
REHABILITATION SUPPORT SERVICES
1602 CENTRAL AVE

The applicant is seeking variances for the following:

1. §242-8(D)(4): No less than 50% of the provided green space be in the front yard. The proposed development provides 9.6% (3,848 sq. ft.) green space, where 31.5% is required (12,504 sq. ft.).
2. §242-11(F)(1): Parking spaces shall be serviced by a two-way, 24' wide roadway. A 20' driveway is proposed within the site.

If you have any questions regarding the above variance, please contact:

Hannah Curran
Zoning Coordinator
518-869-7562

Steve Meservey
Chief Code Enforcement Officer
518-869-7562



VILLAGE OF COLONIE

VILLAGE HALL
2 THUNDER ROAD
COLONIE, NY 12205
(518) 869-7562 FAX (518) 464-0389
JAMES M. RUBINO
MAYOR

villagehall@colonievillage.org
www.colonievillage.org

FRANK A. PREVRATIL
DEPUTY MAYOR

PATTY SCHWARZ LOCKART
TRUSTEE
JASON M. DEPAULO
TRUSTEE
MARK P. STEVENS
TRUSTEE

JAMIE L. BLOT
VILLAGE CLERK

PUBLIC NOTICE ZONING BOARD OF APPEALS

Notice is hereby given that a public hearing will be held before the Zoning Board Appeals of the Village of Colonie with respect to the following matter at the time and place set forth below:

TIME & PLACE: WEDNESDAY, OCTOBER 7, 2026
6:30 P.M.
2 THUNDER RD, ALBANY, NY 12205

APPLICANT: BASILE CONSTRUCTION SOLUTIONS
CYNTHIA DEBROCKEY
39 TANGLEWOOD ROAD

The applicant is seeking variances for the following:

1. §242-5(1)(3)(a): No single-family dwelling shall be placed on any portion or lot less than 75 feet wide. The proposed lot is 65 feet wide
2. §242(1)(4)(a): No single-family dwelling shall be erected within 10 feet of the side lot line. The proposed dwelling is to be placed 7.5 feet from each of the side property lines.

The applicant is looking to construct a new 2,250 sq. ft. home on the existing lot at 39 Tanglewood Road.

If you have any questions regarding the above variance, please contact:

Hannah Curran
Zoning Coordinator
518-869-7562

Steve Meservey
Chief Code Enforcement Officer
518-869-7562