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
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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, NOVEMBER 4, 2026
6:30 P.M.

CT Male/Hoffman's Development
1755-1757 Central Avenue & 6 Pine Avenue
Area Variance

ABD Engineering/Cole's Collision
1517-1529 Central Avenue
Area Variances (2)

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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, NOVEMBER 4, 2026
6:30 P.M.
2 THUNDER RD, ALBANY, NY 12205

APPLICANT: CT MALE/HOFFMAN DEVELOPMENT
HOFFMAN'S CAR WASH
1755-1757 CENTRAL AVE & 6 PINE AVE

The applicant is proposing modifications to the existing facilities, which includes merging the three parcels into one single lot. These changes eliminate the pre-existing non-conforming status, and the applicant is seeking a variance for the following:

1. §242-8(D)(4): No less than 20% of the lot area shall be devoted to green space, of which no less than 50% should be in the front yard. The proposed development provides 43% (14,415 sq. ft.) green space in the front yards, where 50% is required (16,719 sq. ft.).

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

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TIME & PLACE: WEDNESDAY, NOVEMBER 4, 2026
6:30 P.M.
2 THUNDER RD, ALBANY, NY 12205

APPLICANT: ABD ENGINEERING
COLE'S COLLISION
1517-1529 CENTRAL AVE

The applicant is seeking variances for the following:
1. §242-8(D)(4): No less than 20% of the lot area shall be devoted to green space, of which no less than 50% should be in the front yard. The proposed development provides 36.5% green space (11,593 sq. ft.) in the front yard, where 50% is required (15,894 sq. ft.).
2. §242-8(C)(2)(h): Parking for unspecified uses. The Planning Commission determined that a ratio of 1 parking space per 200 sq. ft. of floor area should apply, bringing the total combined parking requirement for the site to 142 spaces. The applicant is proposing 137 spaces, which is 5 less than what is required.

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