



# TOWN OF COLONIE

Zoning Board of Appeals  
Public Operations Center  
347 Old Niskayuna Road  
Latham, New York 12110

Peter G. Crummey  
Town Supervisor

Phone (518) 783-2706 Fax (518) 783-2772  
<https://www.colonie.org/boards/zba/>

Peter R. Crouse  
Chairman

## MINUTES OF MEETING ZONING BOARD OF APPEALS December 17, 2025

Chairman Peter R. Crouse called the meeting of the Town of Colonie Zoning Board of Appeals to order on **December 17, 2025, at 7:00 p.m.** at the Public Operations Center, 347 Old Niskayuna Road, Latham, New York.

Present:	Chairman	Peter R. Crouse	Absent:	Member	P.J. Blanchfield
	Member	James Campbell		Member	Frederick Weinraub
	Member	Steven Girvin			
	Member	Christopher Rueckert			
	Member	George Vogt IV			
	Counsel	Michael Paulsen, Esq			

The meeting minutes of **December 3, 2025**, were reviewed. Member Vogt made a motion to approve the minutes. Member Campbell seconded the motion. Upon roll call, the minutes were unanimously approved.

A public hearing was held on the application of **Afrim Sports, Inc.** for the premises located at **4 Jacqueline Avenue**. Brian Sipperly made a presentation to the Board. Chairman Crouse made a motion to adjourn the hearing to the February 18, 2025, Zoning Board of Appeals meeting at the request of the applicant. Member Vogt seconded the motion. Upon calling the vote, the motion to adjourn the hearing passed unanimously.

There being no more business, Chairman Crouse made a motion to close the meeting at 7:34 p.m. Member Campbell seconded the motion and, upon roll call, the motion to close passed unanimously.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman Peter R. Crouse



Peter G. Crummev  
Town Supervisor

# TOWN OF COLONIE

**Building Department**  
Public Operations Center  
347 Old Niskayuna Road  
Latham, New York 12110

Phone (518) 783-2706 Fax (518) 783-2772  
[www.townofcolonie.gov/departments/building](http://www.townofcolonie.gov/departments/building)  
[www.townofcolonie.gov/boards/zba](http://www.townofcolonie.gov/boards/zba)

Chretien T. Voerg, P.E.  
Director

Date: December 15, 2025  
To: Members of the Zoning Board of Appeals  
From: Chretien T. Voerg, P.E., Director  
Subject: **Zoning Board of Appeals Agenda – January 7, 2026**

**New Hearing:**

26-001 25 Grapevine Place - Devinder Kumar



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Peter R. Crouse  
Chairman

**TAKE NOTICE** that the Town of Colonie Zoning Board of Appeals will hold a public hearing at the Public Operations Center, 347 Old Niskayuna Road, Latham, in the Town of Colonie, on the **7<sup>th</sup> day of January 2026, at 7:00 p.m.** to hear the appeal of **Devinder Kumar** from the decision of the Building Department Director for the Town of Colonie denying the applicant a Building Permit for the premises located at **25 Grapevine Place**. The proposed subdivision of a 10,861±-square-foot lot into two lots: lot 1 – a 7,968±-square-foot lot with an existing dwelling and lot 2 – a 5,143±-square-foot lot with a 60-foot front lot line and a 60-foot width at the front building setback line for the future construction of a single-family dwelling with a 20-foot front yard setback and 20-foot total side yard setback is not compliant with the 18,000-square-foot minimum lot size, 80-foot minimum front lot line, 80-foot minimum width at the front building setback line, 40-foot minimum front yard setback, and 25-foot total side yard setback required in a Single Family Residential (SFR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25, and 190 Attachment #2 – Dimensional Table. The Zoning Board of Appeals will hear the request for variance from the provisions of the Code of the Town of Colonie, Chapter 190 to permit such construction and use and a SEQR Determination for such appeal. The public may view and listen to the Zoning Board of Appeals hearing on the Town's website by typing <https://colonieny.igmp2.com/Citizens/Default.aspx> in your web browser. The public may present comments to the Board in person or by emailing [infozba@townofcolonie.gov](mailto:infozba@townofcolonie.gov). (Emailed comments must be received at least 24 hours in advance). Such comments will be addressed by the Chairman during the hearing. Landlords are strongly encouraged to notify tenants of the contents of this notice.

**ZONING BOARD OF APPEALS  
PETER R. CROUSE, CHAIRMAN**

**DATED** December 24, 2025



BUILDING AND FIRE SERVICES DEPARTMENT

TOWN OF COLONIE

PUBLIC OPERATIONS CENTER
347 OLD NISKAYUNA ROAD
LATHAM, NEW YORK 12110-2286

(518) 783-2706

Z 2025 01072

RECEIVED
NOV 13 2015
BUILDING DEPT

ZONING VERIFICATION - SUBDIVISION / MERGER

APPLICATION FOR ZONING VERIFICATION FOR A SUBDIVISION OR MERGER OF LAND
(SUBMIT TO TOWN OF COLONIE BUILDING DEPARTMENT)

THIS FORM WILL BE ON FILE IN THE BUILDING DEPARTMENT FOR 1 YEAR

THIS FORM IS TO BE USED IF YOU PROPOSE A COMMERCIAL SUBDIVISION OR MERGER.
ANOTHER FORM IS AVAILABLE IF YOUR PROPOSAL IS FOR SOMETHING BESIDES A SUBDIVISION OR MERGER.

Any proposal which requires a Town of Colonie Building and Zoning Permit or an approval issued by the Town of Colonie Planning Board/Department must first be reviewed by the zoning enforcement officer of the Town of Colonie to determine whether the proposal violates any provision(s) of the Town of Colonie Zoning Law. The officer's determination is based upon the information submitted on this form and such determination is subject to review and change if the project is modified at a subsequent date. The officer reserves the right to request further information if it is deemed necessary. A disapproval of the application by the zoning officer means the project, as designed, cannot proceed for the means provided. If you the applicant disagree with the zoning officer's determination you may appeal said determination to the Town of Colonie Zoning Board of Appeals. The applicant further agrees and understands that a new "Application for Zoning Verification" may have to be submitted if the applicable zoning laws change before the proposed action is completed.

1. GENERAL INFORMATION (MUST BE TYPEWRITTEN OR PRINTED LEGIBLY)

Address of site of proposed subdivision:
23A & 25 GRAPEVINE PLACE LATHAM NY 12110

Number Street City State Zip Code

Name of Applicant: DEVINDER KUMAR

Address of Applicant:

25 GRAPEVINE PLACE LATHAM NY 12110
Number Street City State Zip Code

Applicant's telephone numbers: W NA 856-524-5240 Cell 401-269-6577

Contact Person ROBERT D. DAVIS, JR., ABD ENGINEERS & SURVEYORS LLP

Contact Person's Address

411 UNION STREET SCHENECTADY NY 12305
Number Street City State Zip Code

Contact Person's telephone numbers: W 518-377-0315 Cell

Property Owner(s): DEVINDER KUMAR

Address of Property Owner:

25 GRAPEVINE PLACE LATHAM NY 12110
Number Street City State Zip Code

Property Owner's telephone numbers: W 401-269-6577 H

2. FEE

A non-refundable fee is required at time of application or when processed and ready for pickup.
Minor Subdivision / Merger (1 - 4 lots) \$240.00 Check # Cash
Major Subdivision / Merger (over 4 lots) \$390.00 Check # Cash

3. PLOT PLAN

A plot plan with the following information must be submitted with this application. Failure to provide the required information will result in denial of this application for zoning verification.

- zoning district boundaries within 300 ft. of site
-outside boundary of the parcel(s) to be subdivided
-boundary of all proposed lots
-typical lot layout with setbacks
-building setback line(s) and distance from front property line to the building setback line
-proposed streets / existing public highways
-right of way of all streets affected by project or to be constructed
-a note describing the scale used
-proposed street names
-proposed lot numbers
-any existing buildings, with setback dimensions to any new lot or street line
-area of each proposed lot (sq. ft.)
-width of lot at front property line and also at front setback line
-any proposed signs
-title block with name of subdivision and date of map
-north arrow

Over

4. APPLICANT'S PROPOSED SUBDIVISION / MERGER:

Describe Present Use: 10,861 SQUARE FOOT LOT WITH SINGLE FAMILY RESIDENTIAL USE.  
ALSO 2,250 SQUARE FOOT LOT WITH ASPHALT PAVEMENT PARKING.

Describe the proposed subdivision / merger in detail APPLICANT OWNS STREET NO. 23A AND 25 GRAPEVINE PLACE. APPLICANT INTENDS TO MERGE 23A WITH 25 GRAPEVINE PLACE AND THEN SUBDIVIDE IN TO TWO LOTS. ONE FRONTING ON ARCADIA AVENUE AND THE EXISTING DWELLING WILL REMAIN AND FRONT ON GRAPEVINE PLACE. LOT 1 WILL YIELD AN AREA OF 7,650 SQUARE FEET AND LOT 2 WOULD YIELD AN AREA OF 5,461 SQUARE FEET.

5. SITE STATISTICS:

How many existing parcels comprise the project site? TWO  
Total number of parcels after subdivision or merger? TWO  
The project site is located in what zoning district(s)? SFR  
(Refer to Town of Colonie Zoning Map/Laws)  
Total area of existing parcel(s): 0.30 ACRES, and square feet 13,111

Proposed Lots:

Maximum lot size: square feet 8,237  
Minimum lot size: square feet 4,874

Proposed Streets:

Streets proposed to be constructed? Yes No  No  
If no; is the parcel on a dedicated street? Yes  No  
What is the minimum right-of-way width proposed? N/A  
ft. What is the minimum frontage on a street a proposed lot will have 60 ft?

Buildings:

How many units are proposed? 2  
What are the proposed uses? SINGLE FAMILY  
What is the density (units per acre)? 6.7  
What is the maximum height of any building to be constructed? 40 feet  
Stories (if known at this time)? Not known

SIGNATURE OF APPLICANT: DK  
PRINTED OR TYPED COPY OF SIGNATURE: DEVINDER KUMAR DATE 9/27/2025

XXXXXXXXXXXX ZONING OFFICERS DECISION BELOW XXXXXXXXXXXX

Are there easements on the property	Yes ___ No <input checked="" type="checkbox"/>	Was the parcel created or divided since 1966	Yes ___ No <input checked="" type="checkbox"/>
Parcel in/near a floodplain	Yes ___ No <input checked="" type="checkbox"/>	Protected watercourse on/near the property	Yes ___ No <input checked="" type="checkbox"/>
Parcel in/near a wetland	Yes ___ No <input checked="" type="checkbox"/>	Is existing use nonconforming	Yes ___ No <input checked="" type="checkbox"/>
Variance granted on property	Yes ___ No <input checked="" type="checkbox"/>	Subdivision of record on file	<input checked="" type="checkbox"/> Yes ___ No
Copy of Assessor's card(s) attached	Yes <input checked="" type="checkbox"/> No ___	Existing violation or outstanding permit	Yes ___ No <input checked="" type="checkbox"/>
Copy of County Tax Map	Yes ___ No <input checked="" type="checkbox"/>		

YES  VIOLATION - CHAPTER 190-8 (BUILDING PERMITS REQUIRED)  
CONSTRUCTION STARTED WITHOUT OBTAINING ZONING AND BUILDING PERMIT.

TO THE APPLICANT:

You may now file an:

- Application for Subdivision Approval (Planning and Economic Development)
- Application for a Zoning Variance or Interpretation (Zoning Board of Appeals)
- Application for a Special Use Permit (Planning Board)
- Application for Open Development Area (Town Board)
- Application for Zoning Verification (Building & Fire Services)

\*APPROVED / DISAPPROVED\*

**DISAPPROVED**  
BY TOWN OF COLONIE BUILDING DEPT.

\*This approval is subject to receiving approval from the Town of Colonie Planning & Economic Development Department\*.

I, J.S. MAHAN, zoning officer of the Town of Colonie do hereby find that the proposed action as described above, and in any attachments hereto,

IS IN ACCORDANCE \_\_\_\_\_ APPROVED DATE \_\_\_\_\_

IS NOT IN ACCORDANCE Joseph D. Mahan DISAPPROVED DATE 10/7/25

With the Chapter 190 of the Colonie Land Use Law that are effective as of this date.

The proposed subdivision of a 10,861±-square-foot lot into two lots: lot 1 -- a 5,987±-square-foot lot with an existing dwelling and lot 2 -- a 4,874±-square-foot lot with a 60-foot front lot line and a 60-foot width at the front building setback line for the future construction of a single-family dwelling with a 20-foot front yard setback and 20-foot total side yard setback is not compliant with the 18,000±-square-foot minimum lot size, 80-foot minimum front lot line, 80-foot minimum width at the front building setback line, 40-foot minimum front yard setback, and 25-foot total side yard setback required in a Single Family Residential (SFR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25, and 190 Attachment #2 - Dimensional Table.

**APPEAL FROM DECISION OF ADMINISTRATIVE OFFICIAL  
APPLICATION FOR INTERPRETATION/VARIANCE**

Zoning Board of Appeals  
Town of Colonie  
Appeal and Petition for Interpretation/Variance  
Under Building Construction/Zoning Law

To the Zoning Board of Appeals  
Town of Colonie

Date: October 22, 2025

1. The undersigned, **Devinder Kumar of 25 Grapevine Place (S.B.L. # 31.8-4-20)**, hereby gives notice of appeal from the decision of the Building Department Director made on the 7<sup>th</sup> day of **October, 2025**, in refusing to issue a Building and Zoning Permit on the grounds that the same would be in violation of the provisions of the Code of the Town of Colonie for the following reason(s):

The proposed subdivision of a 10,861±-square-foot lot into two lots: lot 1 – a 5,987±-square-foot lot with an existing dwelling and lot 2 – a 4,874±-square-foot lot with a 60-foot front lot line and a 60-foot width at the front building setback line for the future construction of a single-family dwelling with a 20-foot front yard setback and 20-foot total side yard setback is not compliant with the 18,000±-square-foot minimum lot size, 80-foot minimum front lot line, 80-foot minimum width at the front building setback line, 40-foot minimum front yard setback, and 25-foot total side yard setback required in a Single Family Residential (SFR) zoning district as stated in the Town of Colonie Land Use Law, Article VI, Sections 190-24, 190-25, and 190 Attachment #2 – Dimensional Table.

2. Appellant alleges:

a. That there are unusual circumstances and conditions affecting said property that are peculiar to said property and do not apply generally to other property in the vicinity, which circumstances and conditions are as follows:

In creating this proposed lot, which is similar in lot size to many residences in this neighborhood, it would need variances to make this a buildable lot.

b. That by reason of the aforesaid unusual and peculiar circumstances and conditions, there are (practical difficulties) (unnecessary hardships) in carrying out the strict letter of the aforesaid provisions of the Building Const./Zoning Law as follows:

We would need to ask for approval for a less than required lot area, one of the side setbacks and the front yard setback.

3. Because of the aforesaid alleged facts, appellant petitions the Zoning Board of Appeals, in acting on this appeal, to vary or modify the strict application of the aforesaid provisions of the Building Const./Zoning Law to said property, to the following specific extent:

Side yard setback of 10 feet on both sides, total of 20 feet.  
Front yard setback of 20 feet.  
Lot area of 4,874 +/- SF

Attached hereto is a plot plan of said property, showing the proposed building envelope and the proposed lot area

together with a Short EAF and denied zoning verification form.

4. Appellant further alleges that such variance would be in harmony with the spirit of the Building Const./Zoning Law and would not be detrimental to property or persons in the neighborhood and that the public safety and welfare would be secured and substantial justice done by the granting of such variance, for the following reason(s):

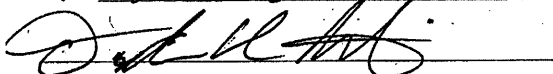
The proposed lots would be in harmony with many of the surrounding residences.

5. **FOR APPLICATION FOR INTERPRETATION ONLY.** State grounds upon which appellant asserts that the order, requirement, decision, interpretation or determination of the Building Department Manager as stated in paragraph 1 above, is incorrect. (Attach additional pages if necessary)

**TYLER H AKINS**  
Notary Public - State of New York  
No: 01AK0023604  
Qualified in Saratoga County  
My Commission Expires April 16, 2028

STATE OF NEW YORK  
COUNTY OF ALBANY SS:

Subscribed and sworn to before me this 22<sup>nd</sup>  
day of December, 2025



The undersigned, being duly sworn, deposes and says that he has read the foregoing document and knows the contents thereof and that the facts set forth therein are true to the best of his knowledge, information and belief.

Signed DK  
Print Name DEVINDER KUMAR  
Address 25 GRAPEVINE PL  
LATHAM NY 12110

Owner or lessee if other than above

Name DK  
Mailing \_\_\_\_\_  
Address \_\_\_\_\_

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

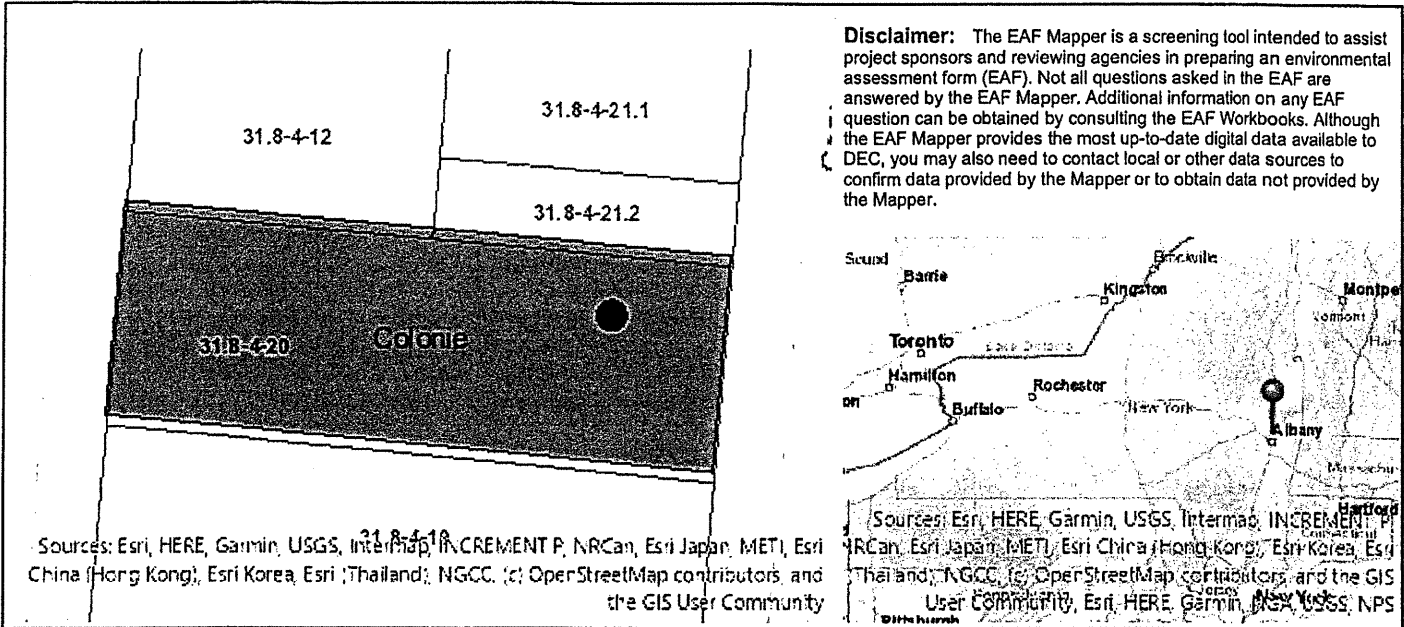
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: GRAPEVINE PLACE MINOR SUBDIVISION			
Project Location (describe, and attach a location map): ST NO.'S 23A & 25 GRAPEVINE PLACE, LATHAM, N.Y. 12110			
Brief Description of Proposed Action: APPLICANT WISHES TO MERGE THE TWO STREET ADDRESSES AND THEN SUBDIVIDE SUBJECT ADDRESSES INTO TWO (2) SINGLE FAMILY RESIDENTIAL LOTS.			
Name of Applicant or Sponsor: DEVINDER KUMAR		Telephone: 856-524-5340	
		E-Mail: BOB@ABDENG.COM	
Address: 25 GRAPEVINE PLACE			
City/PO: LATHAM		State: NY	Zip Code: 12110
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: TOWN OF COLONIE			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.30 acres	
b. Total acreage to be physically disturbed?		0.25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.30 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

**SURVEY NOTES:**

- BOUNDARY EVIDENCE AND PLANNING INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ABD ENGINEERS & SURVEYORS LLP ON AUGUST 23, 2025 AND REFLECTS VISIBLE CONDITIONS EXISTING ON THAT OCCASION.
- TAX MAP DESIGNATION: 31.08 - 4 - 20.
- THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP-TO-DATE ABSTRACT OF TITLE OR TITLE EASEMENTS, COVENANTS, RESTRICTIONS OR STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- ELEVATIONS BASED ON TOWN DATUM.
- NORTH ORIENTATION BASED ON GPS OBSERVATION.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND AVAILABLE RECORDS. DRAWINGS AND ARE NOT INTENDED TO REPRESENT THE LOCATION OF ALL UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.

**OWNER/ APPLICANT:**

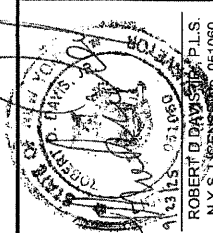
DEVINDER KUMAR  
25 GRAPEVINE PLACE  
LATHAM, N.Y. 12110

**ZONING VERIFICATION**

**MINOR SUBDIVISION PLAN**  
LANDS KNOWN AS  
**ST. NO.'S 23A & 25 GRAPEVINE PLACE**

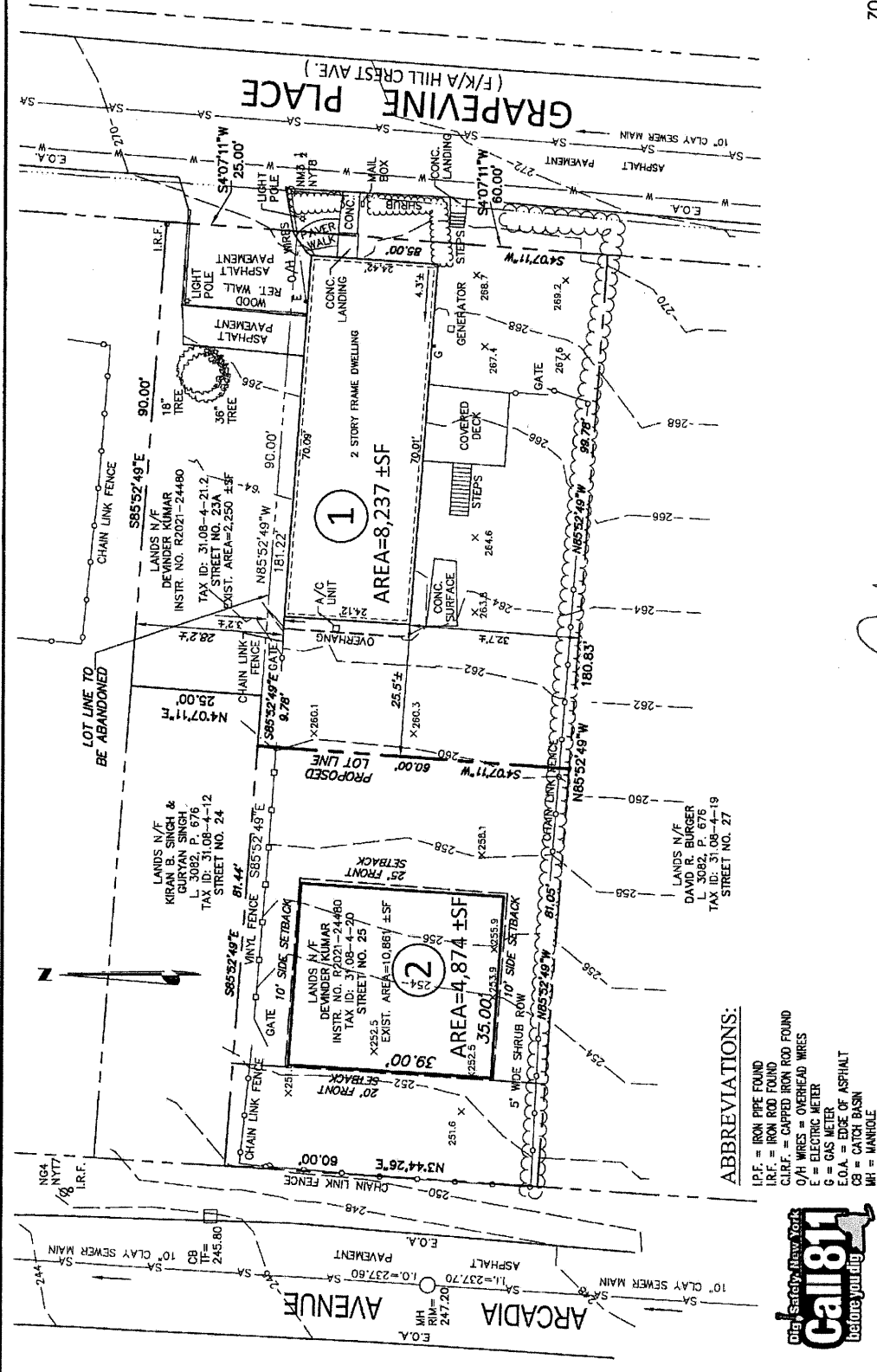
TOWN OF COLONIE  
COUNTY OF ALBANY STATE OF NEW YORK  
SCALE: 1" = 20'  
SHEET 1 OF 1 DATE: SEPTEMBER 23, 2025  
7163A-SUB

**ABD ENGINEERS & SURVEYORS**  
411 Union Street Schenectady, N.Y. 12305  
518-377-0315 Fax: 518-377-0379  
www.abdeng.com



UNAUTHORIZED ADDITION TO A SURVEY MAP BEARING A SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1703 OF THE NEW YORK STATE EDUCATION LAW.  
ORIGINALS OF THIS SURVEY MARKED WITH SURVEYOR'S SEAL SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF ISSUANCE OF THIS PLAN.  
ROBERT B. DAVISON, P.E.  
N.Y.S. LICENSE NO. 051060

NO.	REVISION	DATE
1)	ISSUED FOR ZONING VERIFICATION	9-23-2025



**ABBREVIATIONS:**

- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- CLRF = CAPPED IRON ROD FOUND
- O/H WIRES = OVERHEAD WIRES
- E = ELECTRIC METER
- G = GAS METER
- E.O.A. = EDGE OF ASPHALT
- CR = CATCH BASIN
- MT = MANHOLE

