



VILLAGE OF COLONIE

VILLAGE HALL

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JAMES M. RUBINO
MAYOR

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PATTY SCHWARZ LOCKART
DEPUTY MAYOR

FRANK A. PREVRATIL
TRUSTEE

JASON M. DEPAULO
TRUSTEE

MARK P. STEVENS
TRUSTEE

JAMIE L. BLOT
VILLAGE CLERK

MINUTES

PUBLIC HEARING FOR LOCAL LAW #4 OF 2024 "AMENDMENTS TO THE VILLAGE OF COLONIE CODE BOOK"

MONDAY, OCTOBER 7, 2024

6:30 P.M.

A motion was made by Trustee Prevratil to open the public hearing.
Motion seconded by Deputy Mayor Lockart.

Vote:	Trustee Prevratil	Yes
	Trustee DePaulo	Yes
	Trustee Stevens	Yes
	Deputy Mayor Lockart	Yes
	Mayor Rubino	Yes

Motion passed.

The Clerk read aloud the public hearing notice as it appeared in the newspaper.

Clerk Blot stated that the purpose of the public hearing was to make amendments to the following chapters of the Village of Colonie code:

- Amend Chapter 43 – Planning Commission
- Amend Chapter 88 – Operation of Business
- Amend Chapter 218 – Trees
- Amend Chapter 242 – Zoning
- Add Chapter 243 – Rental Registry

Clerk Blot read aloud each section of code that was being amended/added.

Resident Christine Shaap of 42 Nicholas Drive was present to ask if the added chapter was regarding short term rental issues. She said there is an Airbnb on Hialeah Drive that is of concern. Chief Building Inspector Meservey said there is nothing in the code currently regarding specific to Airbnb, but this new chapter will address what is referred to the grouper law, and will create a process and registry for persons wanted to rent their property out to individuals, and specifically multiple individuals who are unrelated. He added that this is the first step to addressing some of these concerns. Chief Building Inspector Meservey said once the code department is notified of a concern, the code department will contact the owner of record to have them register for a permit and they'll need to meet the qualifications of the code in order to rent their dwelling. Mayor Rubino added that we are trying to get this matter under control and understand the concern.

Resident Madeline Verenini said she has concerns about an Airbnb on Sand Creek Road, that has been renting since December. She said she's been in contact with Chief Building Inspector Meservey and he's been great. Susan Picharello, a concerned resident on behalf of her mother who lives on Sand Creek Road was present and is a neighbor of Madeline's. Ms. Picharello asked what this law is going to do besides require individuals to register to be a rental property? To which, Attorney Caponera said that presently there is nothing in the code that prohibits multiple unrelated people from occupying one dwelling or renting rooms out. This law stipulates and defines dwellings, occupancy, family, etc., and when applying, individuals are going to have to meet certain criteria to be able to be granted a permit to rent. Chief Building Inspector Meservey added that we already have a section of the code that addresses short term rental stipulations.

Mr. Shaap of 42 Nichlas Drive asked when the new rental registry law would take effect, to which Clerk Blot said that if approved, it would take effect immediately, and she has to file it with the State of New York within 30 days, to which the State would then accept it as a local law and it would then be officially added to the code book as a record.

A few of the neighbors present asked for copies of the local law to be emailed to them, to which Clerk Blot asked them to leave their email address so she could send them the copies tomorrow.

There were no further questions or comments from the board or public.

Deputy Mayor Lockart made a motion to close the public hearing.
Motion seconded by Trustee Prevratil.

Vote:	Trustee Prevratil	Yes
	Trustee DePaulo	Yes
	Trustee Stevens	Yes
	Deputy Mayor Lockart	Yes
	Mayor Rubino	Yes

Motion passed.

Meeting adjourned at 6:41 p.m.
Respectfully submitted,

Jamie L. Blot
Village Clerk