



VILLAGE OF COLONIE

VILLAGE HALL

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JAMES M. RUBINO

MAYOR

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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

MINUTES

PUBLIC HEARING FOR LOCAL LAW #2 OF 2026

“A LOCAL LAW REPEALING AND REPLACING CHAPTER 133 OF THE CODE OF THE VILLAGE OF COLONIE, ENTITLED HOTELS AND MOTELS”

MONDAY, JULY 27, 2026

6:30 P.M.

Roll Call:	Mayor Rubino	Present
	Deputy Mayor Prevratil	Present
	Trustee Lockart	Present
	Trustee DePaulo	Excused
	Trustee Stevens	Present
	Village Clerk Blot	Present

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

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

Motion passed.

Public hearing opened at 6:30 p.m.

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

Mayor Rubino stated that we have been working with the Town of Colonie Police to try to control the issues and concerns surrounding the hotels and motels for some time now. He thanked the Town of Colonie Police Department, Town Supervisor Crummey, and our own building department for their diligence with this matter. He said that Chief Code Officer Meservey has been working on this issue since he became Mayor. He asked Chief Code Officer Meservey to speak on the matter.

Chief Code Officer Meservey stated that right now we currently have Chapter 133 “Hotels and Motels” in our code book, he said that focuses on the 28-day stay rule, but the hotel and motel owners have found ways around the current code. He said the proposed code we are looking to replace Chapter 133 with is what the Town of Colonie has just implemented, and it holds these hotel and motel owners more accountable. It would require more thorough inspections, and the hotel and motel owners would need to

register each year with the Village (and Town for the Town jurisdiction). He added that there are ongoing drug and prostitution problems going on in these hotels and motels, especially in the 1600 block of Central Avenue. He said he has been working on this for over a year and a half. Chief Code Enforcement Officer asked Lt. Herbst of Colonie Police to speak on the matter.

Lt. Herbst stated that he has been on the force for 21 years. He said for the past 2 years, he has been working on the hotel/motel issue. He said during his time on this effort, an overdose map was created, and the area of the 1600 block was bright red with activity during the analysis. He added that a lot of resources (ambulances/police) are being used in that area, and on the hotel/motel issue in general. He stated that on the midnight shift, the 1600 block has been designated as its own zone, which means it has an officer within the block at all times. He said the hotels/motels are for short-term stays, not to have individuals living there. He said this proposed law is adding to the existing law in place so more can be done. When something happens, we can know who owns these hotels/motels and hold them accountable. He said we also want to clean up these buildings. He noted that it is going to take a lot of work, but it will be a great improvement. He stated we have a major problem, and it's time we did something about it.

Mayor Rubino stated that this is the right avenue we need to take, we're all part of Colonie, whether the Village or the Town, and this affects us all, and it's time to clean it up, and this is a step in the right direction. He mentioned that he's lived here for 45 years, and these same hotels/motels were nice when he first moved here and overtime, they came apart, and now is the time to put things back together. Mayor Rubino said that what really opened his eyes, was attending a meeting recently at the Town of Colonie regarding this issue, and hearing that this biggest area of concern was the 1600 block of Central Avenue, which is in our Village.

Resident Harold Matthews asked about the panhandling, and if that is going to be dealt with, to which Lt. Herbst said the Colonie Police department is working on that as well.

Chief Code Enforcement Officer Meservy stated that once passed, we should be able to have the register up and running within a month and obtain the actual name of owners of these hotels/motels. He stated currently that they are moving occupants from room to room to avoid the 28-day rule and aren't being forthcoming with the daily registers being kept. With this proposed law, all owners, even partial owners, will need to be listed, and will be held accountable.

Resident Kathy Ogborn asked if the rooms in these hotels/motels were rodent/bug infested, to which Chief Code Enforcement Officer said that he can not get access to rooms at this time unless a guest says he can enter, or unless he gets a warrant. He can go into rooms that are unoccupied. Ms. Ogborn asked if these buildings should be condemned, to which Chief Code Enforcement Officer said that if we need to condemn the property after thorough inspection, then yes, we will condemn the property.

Resident Jan Potter asked if the employees and managers should be held accountable, to which Chief Code Enforcement Officer Meservy stated that is part of the law, they have

to have records on file and will have to change how they do some of their procedures to be compliant.

Mayor Rubino added that the Town of Colonie has already passed this law, and began implementing it, to which Lt. Herbst said that they have a 4-page application. He said so far, they have 2 hotels within the town that have fines upwards of \$20,000 - \$30,000 in fines for non-compliance. He said ultimately, they will be shut down, and that is where the application comes in, because any shareholders, even a small percentage owner, would be prevented from re-opening under a different LLC/name.

Mayor Rubino said that our proposed law reads that if fined, they have 10 days to appeal to a third-party person appointed by the Mayor.

Clerk Blot stated that tonight is the public hearing for Local Law #2, and the actual vote will take place at the next regularly scheduled board meeting, which will take place on Monday, August 3, 2026, at 6:30 p.m.

Trustee Lockart thanked the Town of Colonie staff and Village of Colonie staff who have been working on this. She reiterated that the current 28-day stay remains in the replaced Chapter, and the replaced Chapter just has enhancements to hold these hotel/motel owners accountable. She also added to the residents in the audience that if they see something, to say something, adding to direct it accordingly, if it's a police matter, contact the police, if it's a code matter, call our code officials, the Mayor interjected to contact him as well, that he is available daily. Trustee Lockart also mentioned that Albany County is no longer providing money to hotels as shelter options, as they once did years ago.

Trustee Stevens thanked everyone for attending tonight's meeting, adding that it is important to attend meetings like this to hear directly from the source of what is happening within the community. He added that so many people go on social media for their information, and to vent, and are misinformed. He added that tonight, we have the Colonie Police here, our Code officials, and our board to answer any questions you may have directly, and he added that if there is a question that any of us may not know, we will find the right answer for you.

Deputy Mayor Prevratil echoed the comments of his fellow board members, adding that he lives here, and wants to feel safe, and that is the main goal. He stated that we have to make sure we go about it by law, strategically, so it works. He added that he is tired of being pan-handled and approached when he is walking to his car throughout the Town and Village.

Mayor Rubino added that things take patience, especially in government, adding the most important thing is to help everyone remain safe, and to do everything we can to live like the sign says, "A place to be proud of", adding this is our last great hope to clean this issue up. He added that he recently talked to someone in our office who said she was at the gas station and was approached for money while getting her gas, and that should not

be happening, we should be able to go to the gas station without being bothered. He said this issue needs to be addressed and we have the means in our staff to get it done, with the help of the Town of Colonie.

He also added that our board meetings are the 1st and 3rd Mondays of each month, and encouraged people to attend, and he added that we're here to help the Village and its residents, stating that we can't help if you are getting the wrong information, adding not to rely on social media for your information.

Resident Kathy Ogborn asked how long a neighborhood has to deal with hoarders, to which, Mayor Rubino said we instituted the "rental of property" registrations so we can look at conditions of rental properties to ensure they are safe conditions, free of hoarding, and overcrowding, adding we had a fatal fire at Locust Park a few years ago, and the biggest issue with access was due to hoarding. He added the only way we can do something about hoarding, is if we get access to the building to which he asked Chief Code Officer Meservey to talk on.

Chief Code Officer Meservey said that the hoarding conditions are a difficult issue to approach, because people have the constitutional right to live how they want to live. If neighbors file a complaint, we can go inspect, but if the owner says we can't enter the property, we can't legally enter someone's home without a warrant. He said outside property maintenance concerns are an easier thing to approach because they are visible without entering private property, and they are a blight on the neighbors.

Deputy Mayor Prevratil mentioned that back in the day the hoarding problem was not made part of the law because it wasn't something that was acknowledged, to which Chief Code Enforcement Officer added that it is a mental health concern, and understands that it is frustrating to the neighborhood, and it can get out of control, and we all live here together, and we all need to work together on these issues, and we are working very hard to get these things addressed.

Resident Jan Potter stated that she knows people who live like that, and they know where everything is, and they live very comfortably like that.

Mayor Rubino added that we need to take on one issue at a time, then go from there. He added that he understands that the residents spend a lot of time and money on their homes and it is discouraging when someone else doesn't take care of their property, when it doesn't take much, sometimes the bare minimum of some soap and water.

Trustee Lockart added that Chief Code Enforcement Officer Meservey is correct, that people can live how they want, unless it is deemed a danger to themselves or others, adding it's a difficult situation.

Resident Jan Potter stated she received the newsletter in the mail, which was very nice, and asked about the water pipe article, to which Clerk Blot said that is to determine that there is no lead pipes within the house, to which Ms. Potter said, the article requested

access to the home, and Clerk Blot said that residents can send in their own picture if they wish, or if they don't have the means to do so, we can send someone out to take the picture for them.

Mayor Rubino commended our building department on all their efforts over the years. He mentioned that there was an issue with basketball hoops when he first became Mayor, and there was a safety concern with children playing basketball in the roadway, and the code enforcement department handled that wonderfully, and most of the residents were compliant with that local law.

Mayor Rubino also mentioned that there are new speed signs on Sebring Avenue to help with the traffic concern those folks were having, and they seem to be working nicely, adding he knows speed is another concern in the Village.

Resident Jan Potter mentioned she is having an issue with buses speeding on her street, Forest Drive, on their way to Forest Park School, to which Mayor Rubino directed her to contact the South Colonie bus garage and let the Superintendent know.

Trustee Lockart made a motion to close the public hearing.
The motion was seconded by Trustee Stevens.

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

Motion passed.

Meeting adjourned at 7:11 p.m.
Respectfully submitted,

Jamie L. Blot
Village Clerk