

C. If mobile home placement on the site of a construction project, during project or other similar work project or project activity is a lot of other, such as placement of construction to such project, provided that such mobile home placement complies with the terms of any other applicable provisions of such project.

A. Individual mobile homes to be placed or constructed and located on the date of the adoption of this local law, are declared non-performing and shall not comply with the provisions of this law, except as follows:

1. Mobile home units subject to the provision of this local law shall obtain an occupancy permit from the management officer that shall be based on the condition of such mobile home upon satisfactory proof that such mobile home is in compliance with an adequate maintenance program as determined by the management officer.

Local Law #1 - 1979

### Mobile Home Local Law

Effective August 16, 1979

1. Individual mobile homes which are non-complying with the provisions of this local law shall be considered to be non-performing units and shall not comply with the provisions of this law, except as follows:

1. Within one year of the date of the adoption of this local law all mobile home parks or camp trailer parks, as defined in the provisions of this local law, shall be considered to be non-performing units and shall not comply with the provisions of this law, except as follows:

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## SECTION 1 - TITLE

This Local Law shall be known as the "Mobile Home Local Law" of the Town of Sanford, New York.

## SECTION 2 - PURPOSE

It is the purpose of this local law to regulate the maintenance and use of mobile homes and camp trailers and prescribe regulations for mobile home parks and camp trailer parks within the Town of Sanford. Mobile homes in mobile home parks are, in essence, residential neighborhoods and mobile homes on individual lots are homes. Since mobile homes are a recognized manner of abode, this local law intends to regulate their use in accordance with high community standards for the overall health, safety, and general welfare of the total community.

## SECTION 3 - DEFINITIONS

- A. *Mobile Home* - A transportable, single family dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal and electrical convenience as in immobile housing.
- B. *Mobile Home Site* - A parcel of land rented, owned, maintained, or occupied for the use of the occupants of a single mobile home.
- C. *Mobile Home Stand* - That part of a mobile home site which has been reserved for the placement of a mobile home and appurtenant structures or additions.
- D. *Mobile Home Park* - Any lot, parcel or tract of land on which two or more mobile homes are located for long-term (30 days or more) occupancy, regardless of whether or not any charge is made for such accommodation.
- E. *Camp Trailer or Travel Trailer* - A vehicle designed and intended for short-term (less than 30 days) residential occupancy with or without its own water supply and sanitary facilities and not more than 35 feet in length. Definition also included self propelled recreation vehicles.
- F. *Camp Trailer Park* - Any lot, parcel or tract of land on which two or more camp trailers are located for short-term occupancy, regardless of whether or not any charge is made for such accommodation.
- G. *Enforcement Officer* - The person duly appointed and designated by the Town Board of the Town of Sanford.
- H. *Common Land* - The land that is reserved for common use of residents of the mobile home park, portion of which may be considered recreation space as determined by the Town Planning Board.
- I. *Person* - Any individual, firm, company, association, entity, partnership, corporation or group.

## SECTION 4 - INDIVIDUAL MOBILE HOMES

### 4.1 PERMIT REQUIRED

No mobile home shall hereafter be parked or placed within the Town of Sanford outside of a mobile home park unless the owner or occupant thereof has obtained from the enforcement officer a permit under this local law and thereafter erects and maintains the said mobile home as hereinafter provided.

### 4.2 APPLICATION FOR PERMIT

A. Any person desiring to erect or maintain a mobile home on an individual lot shall file with the enforcement officer or Town Clerk of the Town of Sanford an application containing the following:

1. A check made payable to the Town of Sanford for twenty-five dollars.
2. A legal description of the property upon which the mobile home is to be placed.
3. A diagram of the premises showing the tax map number of the parcel of land upon which the mobile home is to be situate and the location of the mobile home in relation to the boundary lines of the premises. Such sketch shall also include the location of the well or water supply to be used in the mobile home, source and location of electrical service, location and design of waste disposal system, and any unusual special land features such as streams, creeks, and slopes in excess of fifteen percent.
4. A signed statement, certificate, or written approval from the Broome County Health Department approving of the proposed plans for the water supply system and waste disposal system.
5. The names of the abutting property owners and the present use to which the proposed location of the mobile home is put and the use of the abutting properties.
- B. Within ten days of the receipt of the application, the enforcement officer shall visit the site of the proposed location of the mobile home and will issue a preliminary approval in writing if he is satisfied that the proposed plans and installation will meet the provisions of this local law.
- C. Thirty days after the issuance of a preliminary approval for installation, the mobile home shall be placed in the established site in such manner that it shall conform with all provisions of this local law. When such installation is complete and upon notification by the owner the enforcement officer shall visit the location and if the mobile home has been established according to the approved plans submitted and in addition otherwise meets the specifications and provisions of this local law he shall forthwith deliver the permit to the applicant.

D. In the event that the application is denied, the enforcement officer shall within ten days of such denial deliver to the applicant, in writing, the reasons for such denial and a check for fifteen dollars as a partial refund of such application fee.

E. Within twenty days of the receipt of the written denial by the enforcement officer any applicant may submit to the Town of Sanford Planning Board an appeal and/or request for review or variance stating in writing the grounds for such request or appeal. The Planning Board within sixty days of the receipt of any such appeal shall review the same, all of the related documents, visit the site, and render a final decision in the matter, to be in writing and delivered to the applicant.

### 4.3 USE - SIZE - LOCATION

A. Travel trailer, camp trailers, tent trailers, chassis-mounted trailers and by any name known or devised shall not be used as a mobile home or converted to a permanent or seasonal residence, occupied for more than sixty days during any one calendar year without complying with the provisions of this local law except as to size.

B. Any mobile home on an individual site pursuant to this article shall contain no less than five hundred square feet of living space.

C. A parcel of land upon which an individual mobile home is located shall be no less than one acre in size with a minimum front width of one hundred feet.

D. The mobile home shall be located and situated on the mobile home site no less than thirty-five feet removed from the right-of-way of any abutting highway and no less than twelve feet from property lines of abutting owners.

E. The structural frame of the mobile home shall be attached to the ground in not less than four places located and in the manner in accordance with good engineering practice.

F. The mobile home shall be enclosed by skirts securely fastened and extending from the outside wall of the mobile home to ground level around the entire perimeter of said mobile home. The skirt shall be constructed of a durable fire-resistant material capable of withstanding extreme weather conditions for extended periods of time. No skirt shall be required where a perimeter foundation is utilized.

### 4.4 DRIVEWAY

Suitable driveway (s) to be constructed in conformity with existing Town regulations.

### 4.5 SANITARY FACILITIES

A. *Water - General Requirements* - An adequate supply of water shall be provided for the mobile home and other accessory buildings as required by this local law. Where public water is available, connection shall be used exclusively, unless local authorities deem otherwise. If a public water supply system is not available, the development of a private water supply system shall be approved by the County Health Department and other authorities having jurisdiction thereof.

B. *Sewage - General Requirements*

1. An adequate and approved system shall be provided on all sites for conveying and disposing of sewage from mobile homes. Such systems

must be designed, constructed, and maintained in accordance with the Broome County Health Department standards and regulations.

2. Garbage and refuse: Each mobile home owner shall make provisions for sanitary equipment to prevent littering of the grounds and premises with rubbish, garbage, and refuse. Each mobile home shall have containers with tight fitting covers. Regular disposal shall be provided for all rubbish, trash, and garbage.

#### 4.6 *Electrical Distribution System and Electrical System*

A. *General Requirements* - Where electricity is available, within 500 feet from the site, every site shall contain an electrical wiring system consisting of wiring fixtures, equipment, and appurtenances which shall be installed and maintained in accordance with local electric company's specifications and regulations. All wiring fixtures and connections must have the approval of local power companies, the New York Board of Fire Underwriters, or other authority as designated by the municipality.

#### 4.7 *General Requirements - Fuel Oil Supply Systems*

All fuel oil supply systems provided for a mobile home, service buildings, and other structures shall be installed and maintained in conformity with the rules and regulations of the authority having jurisdiction when provided.

##### A. *Specific Requirements*

1. All fuel oil tanks shall be hidden from view from public highways.
2. Supports or standards for fuel storage tanks are to be of a noncombustible material and supported on a foundation slab four inches thick.

#### 4.8 *Gas Supply - Natural*

A. Natural gas piping systems installed to the mobile home shall be maintained in conformity with accepted engineering practices and all building and fire codes.

B. Each mobile home site provided with piped natural gas shall have approved shut-off valve and cap to prevent accidental discharge of gas.

#### 4.9 *Gas Supply - Liquefied Gas*

A. Such systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location which means that the discharge mechanism is at least three feet from any mobile home door or window opening.

B. Systems shall have at least one accessible means of shutting off gas. This means shall be located outside of the mobile home.

C. All liquid propane gas facilities shall be well supported and protected against mechanical injury.

### SECTION 5 - MOBILE HOME PARKS

5.1 No person being the owner or occupant of any land within the Town of Sanford shall use or permit the use of such land as a mobile home park or enlarge an existing park without first obtaining a license as hereinafter provided.

#### 5.2 *LICENSE FEES*

A. The original application fee for a mobile home park license shall be five dollars per mobile home site with a minimum of ten dollars. If the application for the license is denied at any stage of the proceeding and such denial is not appealed or upon appeal sustained, then fifty percent of such application fee shall be returned to the applicant.

B. Any license granted pursuant to this local law shall expire on the 31st day of December in the year in which it was granted. Renewal licenses shall be one dollar for each site with a minimum fee of ten dollars. Renewals shall be for calendar year and will be automatically issued by the enforcement officer provided that the appropriate fees are paid and the mobile home park is in conformance with the provisions of this local law.

#### 5.3 *LICENSE APPLICATION PROCEDURE*

A. *Preapplication Review* - Prior to filing a formal application and paying the application fee, any applicant for a mobile home park license shall submit to the planning board a sketch plan of the proposed park and an information sheet which will clearly show the following data:

1. Name and address of the applicant and the character of his interest in the parcel of land upon which the proposed park will be located.
2. Location, lot size, and tax map number of the premises on which the proposed park is to be located.
3. Number, approximate location, and size of mobile home sites.
4. Approximate location and size of roadways, walkways, common land, and recreation areas.
5. Written description and schematic location of the approximate plan showing water supply, refuse and waste disposal facilities.
6. Names of the owners and the land use of all properties abutting the premises upon which the park is to be situated and for a distance of five hundred feet in all directions therefrom.
7. Any zoning or designated development district in which the land is situated.

B. The planning board, within forty days of the receipt of all of the information required pursuant to Section 5.3 A., shall render in writing a preliminary approval or disapproval of the proposed park. If the preliminary application review is disapproved, the planning board shall state the reasons for such disapproval.

C. *Formal Application* - Upon receipt of the written approval of the preliminary review, the applicant shall submit with required application fee, the following data and documents to the planning board:

1. Name and address of the applicant. If a partnership, the names and addresses of all the partners; if a corporation, the names and addresses of the five leading shareholders of the corporation and the names and addresses of the officers of the corporation; and if an association or other group the names and addresses of the five principle parties.
2. The character of the interest of the applicant in the premises upon which the mobile home park is to be located.
3. The location, tax map number and legal description of the premises upon which the park is to be located.
4. Complete engineering plans and specifications of the proposed park prepared by a licensed engineer showing:
  - a. Area and dimensions of the tract of land upon which the park is to be located.
  - b. Number, location, and size of all mobile home sites.
  - c. Location and width of roadways and recreation areas.
  - d. Location of service buildings and any other proposed buildings.
  - e. Location of water and sewer lines and riser pipes.
  - f. Plans and specifications of water supply, refuse disposal, and sewage disposal facilities and surface drainage officially signed and approved by the Broome County Health Department.
  - g. Plans and specifications of all buildings proposed to be constructed within the mobile home park.
  - h. Location and details of lighting and electrical systems.
  - i. Location and details of all utilities which are proposed to service the park.
  - j. The surrounding land use of all abutting properties and for a distance of five hundred feet setting forth the names of the owners thereof.
  - k. Location of all topographic features including, but without limiting, water courses, marshes, woods, and any area subject to flooding.
  - l. Location of any known proposed public improvement proposed by the Town, State or other municipality within one-eighth of a mile of the park boundary.

D. *Review* - Within ninety days of the receipt of all of the information required pursuant to this section, the planning board shall review the application, determine whether the proposed plans will conform to this local law and the other ordinances and local laws of the Town of

Sanford (and for such determination under the Town of Sanford Environmental Impact Law the planning board is herewith designated as lead agency). In making its determination and review of the application, the planning board may retain, pay, and consult expert and professional opinions, conduct such hearings including public hearings, as it deems necessary in order to render a qualified and fair decision upon such application. At all stages of the hearings of the application review, except for executive sessions at the call of the chairman of the planning board, the applicant shall be entitled to be present with representation of his choice. In the course of its review, the planning board shall visit the site at least once of the proposed park. The planning board shall before final decision is rendered give written notice of the proposed plans to each owner of property abutting the premises upon which the park is to be located and for five hundred feet in all directions. The planning board where applicable appropriate, or at its discretion may submit the proposed plans to the Broome County Planning Board for review and shall determine and assure itself that the sewage facilities and water supply system have been approved by the Broome County Health Department. After completion of the hearings and such review upon the application, the planning board within the prescribed time shall render a written decision of approval or disapproval to the applicant. In the case of disapproval, reasons for such shall be clearly stated. One copy of such opinion shall be delivered to the applicant and one copy to the enforcement officer.

E. *Granting of the License* - Accompanying the opinion of the Planning Board to the enforcement officer will be a provisional license which will permit the applicant to proceed with the construction of the mobile home park in conformance with the approved plans and this local law. This provisional license will expire eighteen months from the day of its issuance unless extended upon application to the planning board. Within the period of the provisional license or any extension thereof the applicant shall construct and establish such park and obtain a certificate of occupancy and final license pursuant to Section 5.7 of this local law.

5.4

*GENERAL REQUIREMENTS* - Condition of soil, ground water level, drainage, and topography shall not create hazards to the property or contiguous properties or the health or safety of the park occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property to hazards.

A. *Soil and Ground Cover Requirements*

1. Exposed ground surfaces in all parts of every mobile home park shall be paved or covered with stone screenings, or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

2. Each mobile home site will have at least two trees of two inch caliper planted to assure the aesthetic appearance of the mobile home park.

B. *Site Drainage Requirements* - The ground surface in all parts of the mobile home park shall be so graded and equipped to drain via appropriate ditches, culverts, catch basins, and storm sewers all the surface water in a safe and efficient manner.

### C. *Park Areas for Non resident Uses*

1. No part of any park shall be used for nonresidential purposes except such uses that are required for the direct servicing and well being of park residents and for the management and maintenance of the park.
2. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.
3. Mail boxes shall be conveniently grouped and shielded from public view and located to satisfaction of postal service.

### D. *Required Separation Between Mobile Homes and Internal Streets*

1. Mobile homes, in the mobile home park, shall be separated from each other in accordance with the dimensions set forth in Figures 1 through 4. Separation dimensions portrayed are minimum and are so stated to take into consideration any future additions to the mobile home unit. Dimensions B, C, and E reflect this. If no additions to a mobile home unit are allowed per the internal regulations of the individual parks, the stated separation dimensions may be decreased, as follows: A—0 feet, B—24 feet, C—17 feet, and E—12 feet. No mobile home with future additions will come closer than twelve feet to an adjacent unit. For this reason, future actions are controlled to avoid crowded conditions.

2. When more than one configuration of those portrayed in Figures 1 through 4 are used, it shall be the planning board upon review of such park plan, that will decide which dimensions apply in the transition from one configuration to another. In no case shall the individual lot of the mobile home be less than 5,000 square feet.

3. Detached auxiliary buildings, such as storage units shall be provided by and placed at the discretion of the mobile home park operator, but in no case shall such buildings be larger than seventy-five square feet in area. Open storage space for boats, recreational vehicles and like will be provided at an areal rate of one hundred square feet per mobile home unit.

4. The maximum density of mobile homes shall not exceed eight per gross acre of that portion of the tract to be developed.

5. Mobile home retail sales are permitted, however, no more than three display units shall be permitted in the sale area. Portion of the front buffer strip may be used for this purpose.

### E. *Required Recreation Areas*

1. In all parks accommodating or designed to accommodate 25 or more mobile homes, there shall be one or more recreation areas which shall be easily accessible to all park residents.

2. The size of such recreation areas shall be based upon a minimum of eight percent of gross area of mobile home park. Each mobile home park shall have at least one area not less than 25,000 square feet.

3. Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.

### F. *Required Setbacks, Buffer Strips, and Screening at Park Boundaries*

1. All mobile homes shall be located at least one hundred feet from any park property boundary line abutting upon a public street or highway edge and at least sixty feet from other park property boundary lines.

2. All mobile home parks located adjacent to industrial or commercial land uses shall be provided with screening such as fences or natural growth along the property boundary lines separating the park and such adjacent nonresidential uses. Fencing may be required by the planning board.

### G. *Park Street System*

1. *General Requirements:* All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Alignment and gradient shall be properly adapted to topography. All streets shall remain in private ownership.

#### 2. *Access:*

- a. Access to mobile home parks shall be designed to minimize congestion and hazards at the entrance and/or exit and allow free movement of traffic on adjacent streets. The entrance road connecting the park streets with a public street or road shall have a minimum road pavement width of 34 feet, where parking is permitted on both sides, or a minimum pavement width of 24 feet where parking is limited to one side.

- b. A separate turn off lane may be required at the entrance to the park, in both directions of the major public street for at least one hundred feet in each direction where practicable.

3. *Internal Streets* - Surfaced roadways shall be of adequate width to accommodate anticipated traffic and in any case shall meet the following minimum requirements:

- a. All streets, except minor streets, 24 feet in width.

- b. Minor streets, no parking 18 feet in width (acceptable only if less than 500 feet long and serving fewer than 25 mobile homes or of any length if one-way and providing access to abutting mobile home lots on one side only).

- c. Dead end streets shall be limited in length to 400 feet and shall be provided at the closed end with a turn-around having an outside pavement diameter of at least sixth feet.

4. *Required Illumination of Park Street Systems* - All parks shall be furnished with lighting units so spaced and equipped with luminaires placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:

- a. All parts of the park street systems: 0.6 footcandle with a minimum of 0.1 footcandle.

b. Potentially hazardous locations, such as major street intersections and steps or stepped ramps: Individually illuminated with a minimum of 0.3 footcandle.

c. Heights of luminaires shall be a minimum of 13 feet.

#### 5. Street Construction and Design Standards

a. Construction: Street construction shall be in accordance with the Town of Sanford road specifications with the exception of width requirements.

b. Grades of all streets shall be sufficient to insure adequate surface drainage but shall be not more than eight percent. Short runs with a maximum grade of 12 percent may be permitted, provided traffic safety is assured by appropriate paving, adequate leveling areas and avoidance of lateral curves.

c. Within one hundred feet of an intersection, streets shall be approximately right angles. A distance of at least 150 feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two streets at one point should be avoided.

#### H. Required Off-Street Parking Areas

1. Off-street parking areas shall be provided in all mobile home parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least two car spaces for each mobile home lot.

2. Required car parking spaces shall be so located as to provide convenient access to the mobile home, but shall not exceed a distance of 200 feet from the mobile home that it is intended to serve.

#### I. Walks

1. All parks shall be provided with safe, convenient all season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

2. Common Walk System: A common walk system shall be provided and maintained between such locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of three and one-half feet.

3. Individual Walks: All mobile home stands shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two feet.

J. Mobile Home Stands - The area of the mobile home stand shall be improved to provide an adequate foundation for the placement and tie-down of the mobile home, thereby securing the superstructure against uplift, sliding rotation, and overturning.

1. The mobile home stand shall not heave, shift, or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the superstructure.

2. The mobile home stand shall be provided with anchors and tie-downs such as cast-in-place concrete "dead men", eyelets imbedded in concrete foundations or runways, screw augers, arrowhead anchors, or other devices securing the stability of the mobile home.

3. Anchors and tie-downs shall be placed at least at each corner of the mobile home stand and each shall be able to sustain a minimum tensile strength of 2,000 pounds.

#### 5.5

**ADDITIONAL PROVISIONS** - A licensed Professional Engineer shall design, supervise construction, prepare as-built drawings of the sewer and water systems, and certify that all facilities were constructed in accordance with approved plans and specifications. Each mobile home park shall provide sanitary conveniences, services, and utilities including water supply, sewage disposal, garbage disposal, commensurate with the following:

#### A. Water Supply

1. A sufficient supply of pure healthful drinking water approved by the Broome County Health Department.

2. If the water is from a private source, periodic tests shall be made as requested by the Broome County Health Department at the expense of the licensee.

B. Sewage Disposal - Waste from each mobile home shall be wasted into a public sewer system in a manner approved by the Broome County Health Department or into a private sewer and disposal system approved by the Broome County Health Department.

C. Refuse Handling - The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

All refuse shall be stored in flytight, watertight, rodent-proof containers, which shall be located no more than 150 feet from any mobile home and shall be of a number and capacity to properly store all refuse.

Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.

All refuse containing garbage shall be collected at least twice weekly. Where suitable collection service is not available for municipal or private agencies, the mobile home park operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers. Where municipal or private disposal service is not available, the mobile home park operator shall dispose of the refuse by transporting it to a disposal site approved by the Broome County Health Department.

D. *Utilities* - All electrical utilities shall be underground per specifications of the utility company involved.

E. *Insect and Rodent Control* - Grounds, buildings, and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Broome County Health Department.

Parks shall be maintained free of accumulation of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipes, and other building material shall be stored at least one foot above the ground.

Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

The growth of brush, weeds, and grass shall be controlled to prevent harborage of ticks, chiggers, and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison oak, poison ivy, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

F. *Alterations and Additions* - Additions and alterations to mobile homes shall be limited to special units available from the manufacturer or like quality. The mobile home shall be enclosed between the bottom and the ground with durable, fire resistant material within seven days of occupancy.

G. *Fire Controls* - Extinguishers or approved other equipment shall be maintained in all public buildings in park.

### 5.6 RESPONSIBILITIES OF THE PARK MANAGEMENT

A. *Registration* - The park management shall keep a register containing the names of all park occupants. A copy of this register shall be available for inspection at any time by the enforcement officer of the Town of Sanford.

B. *Health* - It shall be the duty of the park management to notify immediately the Health Officer of the Broome County Health Department of any suspected communicable diseases in the park.

### 5.7 INSPECTION AND CERTIFICATE OF OCCUPANCY

- Before the park commences operation, the enforcement officer shall receive and approve the as-built drawings required under Section 5.5 and make an inspection of the premises to determine that all requirements of this local law have been complied with, that all work is essentially completed according to the approved plans, and only then shall the enforcement officer issue a certificate of occupancy. No occupancy shall be permitted until such a certificate has been issued. A copy of the internal park regulations (if any) will be given the enforcement officer for transmittal to the Town of Sanford files.

5.8 *Revocation and Suspension of Licenses* - The Town Board or an agent duly appointed by it shall have the authority to enter and inspect for health and sanitation purposes, any facility licensed hereunder at any reasonable time.

If upon inspection, it shall be found that the licensee has violated any provision of this local law, the town board shall have the power to revoke or suspend such license and order the mobile homes removed or the mobile home park closed after notice and opportunity to be heard. The enforcement officer shall, before this action by the town board, issue notice to comply on violations and shall grant sufficient time for correction dependent on the nature of the violation.

### SECTION 6 - CAMP TRAILER PARKS

6.1 *LICENSE REQUIRED* - No person being the owner or occupant of land within the Town of Sanford shall use or permit the use of such land as a camp trailer park or enlarge an existing camp trailer park without first obtaining a license as hereinafter provided.

### 6.2 LICENSE FEES

A. The original application fee for a camp trailer park license shall be \$ .50 per camp or trailer site with a minimum of ten dollars. If the application for the license is denied at any stage of the proceedings and such denial is not appealed or upon appeal is sustained then 50% of such application fee shall be refunded to the applicant.

B. Any license granted pursuant to this local law shall expire the 31st day of December in the year in which it was granted. Renewal licenses will be \$.50 per trailer or tent site with a minimum fee of ten dollars and a maximum fee of fifty dollars. Renewal shall be for calendar year and shall automatically be issued by the enforcement officer upon payment appropriate fees provided the camp trailer park is in conformance with the provisions of this local law.

### 6.3 APPLICATION AND PROCEDURE

A. *Preapplication Review* - Prior to filing a formal application and paying the application fee, any applicant for a camp trailer park license shall submit to the planning board the same required information in the same form as required under Section 5.3, A. of this local law.

B. The planning board within thirty days of the receipt of all of the information required pursuant to Section 5.3 shall render in writing a preliminary approval or disapproval of the proposed camp trailer park. If the preapplication review is disapproved, the planning board shall state the reasons for such disapproval.

C. *Formal Application* - Upon receipt of written approval of the preliminary review, the applicant shall submit with required application fee the same information, data, and documents to the planning board as required under Section 5.3, C. of this local law except that the same need not be prepared by a licensed engineer. But, in addition to those requirements required under Section 5.3, C. of the law, detailed construction plans for lavatory facilities to be provided at the camp trailer park shall be included.

D. *Review* - Within ninety days of the receipt of all the information required pursuant to this Section, the planning board shall review the application, determine whether the proposed plans will conform to this local law, and the other ordinances and local laws of the Town of Sanford (and for such determination under the Town of Sanford environmental impact law the planning board is herewith designated as lead agency). In making its determination and review of the application, the planning board may retain, pay, and consult expert and professional opinions, conduct such hearings as it deems necessary in order to render a qualified and fair decision upon the application. At all stages of the meetings and hearings of the application review, except for executive sessions at the call of the chairman of the planning board, the applicant shall be entitled to be present with representation of his choice. In the course of its review, the planning board shall visit at least once the site of the proposed camp trailer park. The planning board shall before final decision is rendered, give written notice of the proposed plans to each owner of property abutting the premises upon which the camp trailer is to be located and for 500 feet in all directions thereof. The planning board, where applicable, appropriate, or at its discretion may submit the proposed plans to the Broome County Planning Board for review, and shall determine and assure itself that the sewage facilities and water supply system have been approved by the Broome County Health Department. After completion of the hearing and such review, upon the application the planning board within the prescribed time shall render a written decision of approval or disapproval to the applicant. In the case of disapproval, reasons for such shall be clearly stated. One copy of such opinion shall be delivered to the applicant and one copy to the Enforcement Office.

E. *Granting of the License* - Accompanying the opinion of the Planning Board to the enforcement officer will be a provisional license which will permit the applicant to proceed with the construction of the camp trailer park in conformance with the approved plans and this local law. This provisional license will expire 18 months from the day of its issuance unless extended upon application to the Planning Board. Within the period of the provisional license or any extension thereof the applicant shall construct and establish such park in conformance with the approved plans and the provisions of this local law. No occupancy of the park shall be permitted until a certificate has been issued by the enforcement officer after an inspection which shall certify that all the requirements of this local law have been complied with and all work is essentially completed according to the approved plans.

### 6.3A ENVIRONMENTAL, OPEN SPACE, AND ACCESS REQUIREMENTS

#### A. General Requirements

1. A camp trailer park shall have an area of not less than three acres and no camp trailer lot or office or service buildings shall be closer to a street or road or other property line than 25 feet.

2. Conditions of soil, ground water level, drainage, and topography shall not create hazards to the property or the health or safety of the occupants or to neighboring properties or streams. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or erosion shall be used for any purpose which would expose persons or property to hazards.

3. Exposed ground surfaces in all parts of every camp trailer park shall be paved, or covered with stone screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.

4. The ground surface in all parts of every camp trailer park shall be graded and equipped to drain all surface water in a safe, efficient manner.

5. Camp trailers shall be separated from each other and from other buildings and structures by at least 20 feet.

6. All camp trailers shall be located at least 25 feet from any park property line. There shall be a minimum distance of ten feet between an individual camp trailer and the bed of an adjoining park street or common parking area or other common area.

7. Surfaced roadways within the park shall be of adequate width to accommodate anticipated traffic and in any case shall meet the following minimum requirements:

a. All streets, no parking - 18 feet.

b. Dead-end streets shall be limited in length to 1,000 feet and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least 90 feet.

8. All parks shall be furnished with lighting units so spaced and equipped with luminaires placed at such mounting heights as will provide illumination for the safe movement of pedestrians and vehicles at night.

6.4 *WATER SUPPLY* - An accessible, adequate, safe, and potable supply of water shall be provided in each camp trailer park. Where a public supply of water of satisfactory quality is not available, a private water supply system may be developed and used as approved by the Broome County Health Department.

### 6.5 SEWAGE DISPOSAL

A. Sewage disposal facilities shall be constructed in accordance with plans and specifications approved by the Broome County Health Department.

B. Sewage facilities shall include provision for the dumping of holding tanks in self-contained camping trailers and travel trailers.

C. Flush toilets shall be provided in conveniently located buildings in the ratio of one toilet for each sex per 20 camp sites. Buildings shall be constructed of material which permits satisfactory cleaning and shall be properly lighted, ventilated and screened. Each toilet room shall have at least one lavatory with running water.

### 6.6 REFUSE HANDLING

A. The storage, collection, and disposal of refuse shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air or water pollution.

B. All refuse shall be stored in flytight, watertight, rodent proof containers which shall be located not more than 100 feet from any camp trailer lot. Containers shall be provided in sufficient number and capacity to properly store all refuse.

C. All refuse containing garbage shall be collected daily. Where suitable collection service is not available from municipal or private agencies the camp trailer park operator shall provide this service. All refuse shall be collected and transported in covered vehicles.

#### 6.7 RESPONSIBILITIES OF PARK MANAGEMENT

A. The park management shall keep a record of all guests, including:

1. Name and permanent address of each occupant.

2. License number of all units including state issuing the license.

Such register shall be available to any authorized person inspecting the park.

B. The park management shall supervise the placement of each camp trailer on its trailer stand which includes securing its stability and installing all utility connections.

C. The park management shall notify the Broome County Health Department immediately of any suspected communicable or contagious disease within the park.

#### 6.8 INSPECTION AND REVOCATION OF LICENSE - The Town

Board or its duly appointed agent shall have the authority to enter and inspect for health and sanitation purposes, any facility licensed hereunder at any reasonable time.

If upon inspection, it shall be found that the licensee has violated any provisions of this ordinance; the Town Board shall have the power to revoke or suspend such license and order the camp trailer removed or the camp trailer park closed after notice and opportunity to be heard. The enforcement officer shall, before this action by the Town Board, issue a notice to comply on violations and shall grant sufficient time for correction dependent on the nature of this violation.

SECTION 7 - EXCEPTIONS - None of the provisions of this local law shall be applicable to the following:

A. The business of mobile home or travel trailer sales except that where units are used as living quarters they shall conform to the provisions of this local law.

B. The storage or garaging of mobile homes or travel trailers not being used for living or sleeping purposes within a building or structure, or the storage of one unoccupied mobile home or travel trailer on premises occupied as the principal residence of the owner of such mobile home or travel trailer provided, however, that such an unoccupied mobile home or travel trailer shall not be parked or located between the street line and the front building line.

C. A mobile home located on the site of a construction project, survey project, or other similar work project or is used solely as a field office, work or tool house, or in connection to such project, provided that such mobile home is removed from any such site within 30 days after the completion of such project.

#### SECTION 8 - NON-CONFORMING USES

A. Individual mobile homes in existence or established and located at the date of the adoption of this local law, are declared non-conforming uses and need not comply with the provisions of this law, except as follows:

1. Within one year of the date of the adoption of this local law shall obtain an occupancy permit from the enforcement officer that shall be issued to the owner or occupant of such mobile home upon satisfactory proof that such applicant has established and is maintaining an adequate waste disposal system as prescribed by the enforcement officer.

2. Non-conforming uses shall not be enlarged.

3. Individual mobile homes which are non-conforming uses, if removed from their site for more than thirty days or abandoned by the owner or occupant for longer than such period, shall lose the status of the non-conforming use and shall thereafter comply with all of the provisions of the local law except in the event that such mobile home is destroyed by fire, wind, or other act of God, then such owner or occupant shall have sixty days to replace such non-conforming use provided the same is not enlarged.

B. Mobile home parks and camp trailer parks in existence at the date of the adoption of this local law shall be considered as non-conforming uses and need not comply with the provisions of this law, except as follows:

1. Within one year of the date of the adoption of this local law all mobile home parks or camp trailer parks owners and/or operators shall obtain an occupancy permit from the enforcement officer that shall be issued to the owner, occupant, or operator of such park upon satisfactory proof that such applicant has established and is maintaining a waste disposal system approved by the Broome County Health Department.

SECTION 9 - VARIANCE - When in the opinion of the Planning Board, undue hardship may result from strict compliance with this law, it may modify this law so that substantial justice may be done and the public interest assured; provided that such modifications will not have the effect of nullifying the intent and purpose of this local law.

#### SECTION 10 - ENFORCEMENT

A. Penalties: Any person who violates any provision of this local law shall upon conviction be punished by a fine of not more than \$100 per day. Each day's failure of compliance with any such provision shall constitute a separate violation.

**SECTION 11 - VALIDITY** - If a section, subsection, paragraph, sentence, clause or phrase of this local law should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this local law which shall remain in full force and effect; and to this end the provisions of the local law are hereby declared to be severable.

**SECTION 12 - EFFECTIVE DATE** - This local law shall take effect immediately.

The provisions of this local law shall be in full force and effect from and after the date of its passage and publication, and shall remain in full force and effect until the date of its repeal or amendment.

It is the intent of the Town Board that the provisions of this local law shall be in full force and effect from and after the date of its passage and publication, and shall remain in full force and effect until the date of its repeal or amendment.

**ARTICLE I - GENERAL PROVISIONS**

**SECTION 1.01 - SHORT TITLE** - This local law shall be known and cited as the "Local Law of the Town of ..."

The Town Board hereby enacts the following provisions, which shall be in full force and effect from and after the date of their passage and publication, and shall remain in full force and effect until the date of their repeal or amendment.

**SECTION 1.02 - SEVERABILITY** - If any provision of this local law is held to be invalid, such invalidity shall not affect the validity of the remaining provisions of this local law.

# SEPARATION REQUIREMENTS

FIGURE 1

- A: 20' MIN.
- B: 44' "
- C: 37' "
- D: 0' "
- E: 32' "

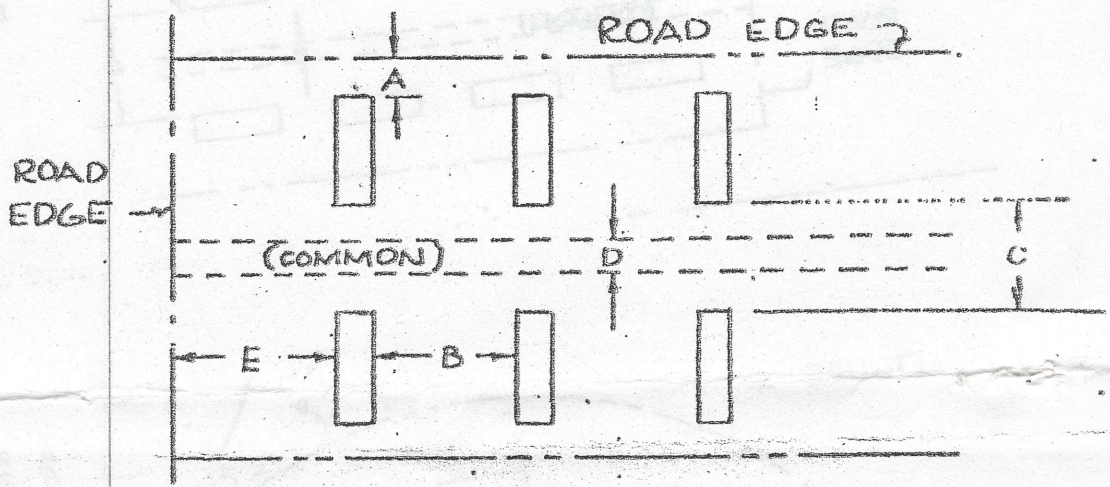
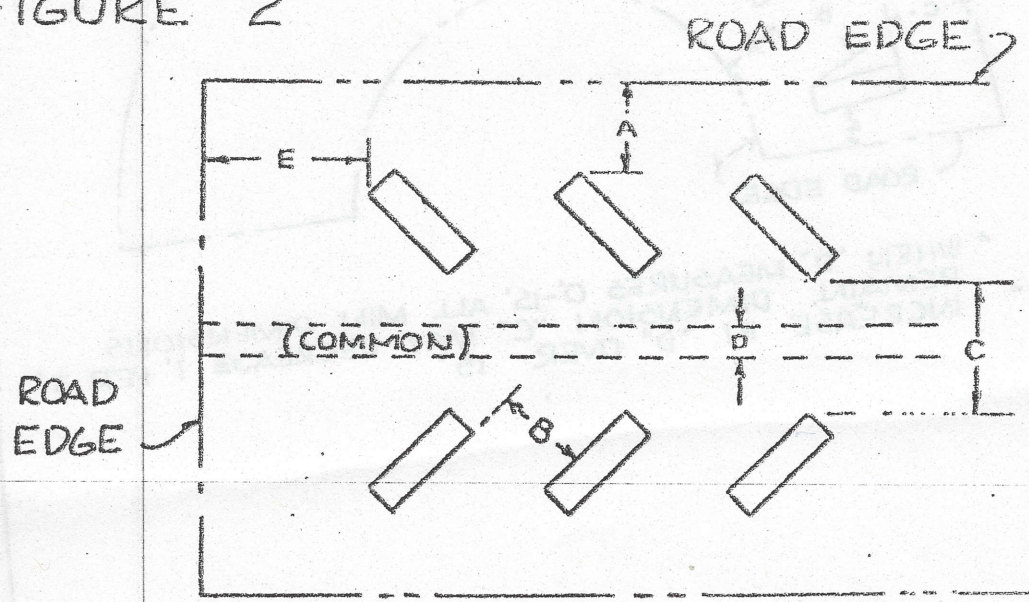


FIGURE 2

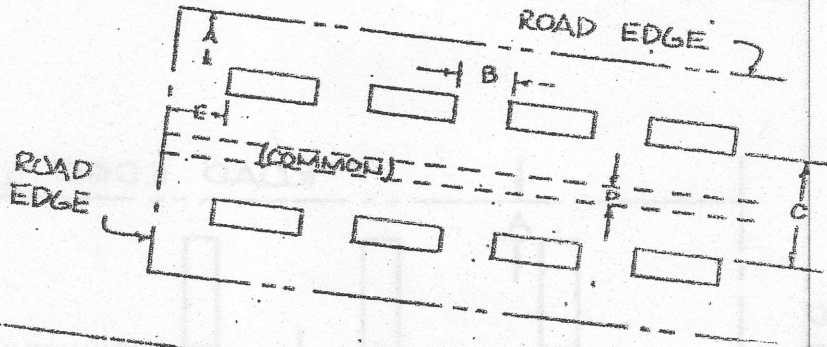
- A: 15' MIN.
- B: 36' "
- C: 37' "
- D: 0' "
- E: 15' "



\* WHEN "D" MEASURES 0'-15' ALL MIN. DIMENSIONS REMAIN. DIMENSION "C" MAY DECREASE 1' PER 3' INCREASE IN "D" OVER 15'

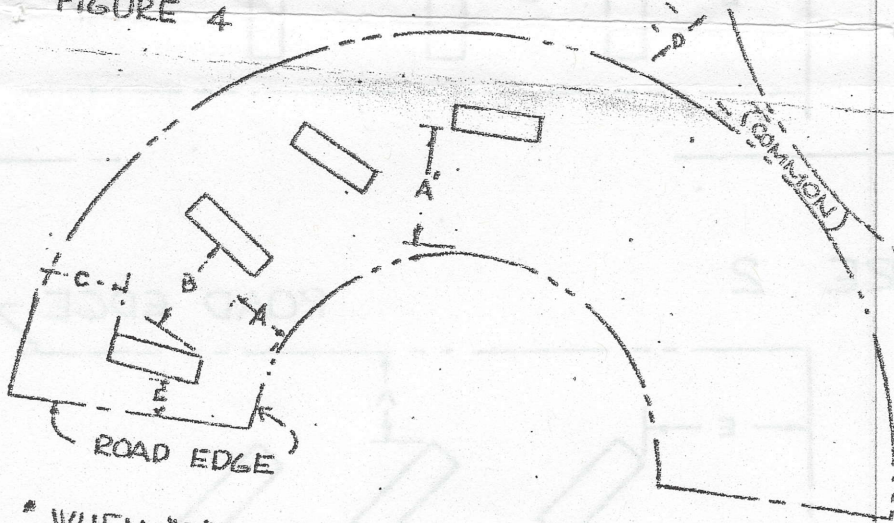
# SEPARATION REQUIREMENTS

FIGURE 3



- A: 20'
- B: 20'
- C: 14'
- D: 0'
- E: 15'

FIGURE 4



- A: 20' MIN
- B: 20'
- C: 15'
- D: 0'
- E: 15'

WHEN "D" MEASURES 0'-15' ALL MIN. DIMENSIONS REMAIN. DIMENSION "C" MAY DECREASE 1' PER 3' INCREASE IN "D" OVER 15'