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Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

~~COUNTY~~
~~CITY~~ of Victory
~~TOWN~~
Village

Local Law No. 1 of the year 19 ..99.

A local law entitled: "Mobile Home Local Law"
(Insert Title)

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

~~COUNTY~~
~~CITY~~ of Victory as follows:
~~TOWN~~
Village

(If additional space is needed, attach pages the same size as this sheet, and number each.)

VILLAGE OF VICTORY

LOCAL LAW NO. 1 OF 1999

A LOCAL LAW ENTITLED: "VILLAGE OF VICTORY MOBILE HOME LOCAL LAW"

A Local Law relating to the regulation of Mobile Homes, Mobile Home Parks, Travel Trailers and Travel Trailer Camps in the Village of Victory, Saratoga County, New York.

Section 1.0 - Purpose

The purpose of this Local Law is to promote the health, safety, protection and general welfare of the people and property of the Village of Victory and the protection and enhancement of its physical and visual environment by establishing specific requirements and regulations governing the occupancy and maintenance of Mobile Homes, Mobile Home Parks, Travel Trailers and Travel Trailer Camps.

Section 2.0 - Definitions

As used herein, the following terms shall have the following meanings unless the context clearly indicates otherwise:

2.1 - "Building Inspector" means the person or persons appointed by the Victory Village Board to enforce the provisions of this law.

2.2 - "County" means the County of Saratoga.

2.3 - "Mobile Home" means any structure, other than a travel trailer, originally so constructed as to be readily mobile, and used or designed or intended to be used as a dwelling, whether alone or in combination with another structure or structures.

2.4 - "Mobile Home Lot" means a designated site of specific total land area within a Mobile Home Park for the accommodation of one Mobile Home and its occupants.

2.5 - "Mobile Home Park" or "Park" means any parcel of land whereon two or more Mobile Homes are parked or located, or which is planned and improved for the placement of two or more Mobile Homes and which is held open to the public for the parking or placement of Mobile Homes.

2.6 - "Mobile Home Stand" means an area prepared for the placement and support of a Mobile Home.

2.7 - "SVJWC" means the Schuylerville-Victory Joint Water Commission.

2.8 - "Town" means the Town of Saratoga.

2.9 - "Trailer Camp" or "Camp" means any parcel of land whereon two or more Travel Trailers are parked or located; or which is planned and improved for the placement of two or more Travel Trailers and which is held open to the public for the parking or placement of Travel Trailers.

2.10 - "Trailer Lot" means a designated site of specific total land area within a Trailer Camp for the accommodation of one Travel Trailer and its occupants.

2.11 - "Travel Trailer" means any vehicle designed or used or intended to be used for temporary living quarters for travel, recreational or vacation purposes.

2.12 - "Village" means the Village of Victory.

2.13 - "Village Board" or "Board" means the Board of Trustees of the Village of Victory.

Section 3.0 - Licenses required for Mobile Home Parks and Trailer Camps

No person, partnership, association, trust, estate, limited liability company or corporation being the owner, lessee or occupant of any land within the Village of Victory shall use or allow the use of such land for a Mobile Home Park or Trailer Camp, unless a license therefor has been obtained as herein provided.

Section 4.0 - Application For License for Mobile Home Park or Trailer Camp; Preliminary Plat

4.1-1 - Each application for a license for a Mobile Home Park or Trailer Camp shall be in writing and signed by the applicant. The application shall state:

(a) That the application is for a Mobile Home Park or a Trailer Camp license, as the case may be.

(b) The names and addresses of the applicant and of the owner or owners of the premises upon which the Park or Camp is to be located and:

- (i) If any applicant or owner be a partnership, the names and addresses of each partner thereof; and
- (ii) If any applicant or owner be a corporation or association, the names and addresses of each officer and director thereof and of each owner of ten percent (10%) or more of the shares thereof; and
- (iii) If any applicant or owner be a limited liability company, the names and addresses of each officer, manager and member thereof; and

- (iv) If any applicant or owner be a trust, the name and address of each trustee thereof; and
- (v) If any applicant or owner be an estate, the name and address of each person authorized to act as Executor or Administrator.

(c) A complete legal description of the land upon which the Park or Camp is to be located and a true and correct copy of the recorded deed(s) in which said land is described.

(d) The number of Mobile Home Lots or Trailer Lots to be provided in the Park or Camp.

(e) Any special covenants or restrictions between the owners of the Park and the tenants shall be submitted with the application.

4.1-2 - Five (5) copies of such application shall be filed with the Village Clerk.

4.1-3 - Such application shall be accompanied by five (5) complete sets of plans and specifications prepared and certified by a registered architect, licensed professional engineer or licensed surveyor. Such plans shall show the date thereof and the name of the applicant, be drawn to a scale, unless otherwise directed by the Village Board, of not more than fifty (50) feet to one (1) inch, show contour intervals of not greater than five (5) feet, indicate the North point thereof, and shall show and identify:

(a) The location of the land proposed to be used as a Mobile Home Park or Trailer Camp.

(b) The boundaries of the Park or Camp.

(c) The major physical features of the land within the Park or Camp and within three hundred (300) feet thereof, including:

(i) All watercourses, marshes and area subject to flooding.

(ii) All wooded areas.

(iii) Existing topography at two (2') foot contours.

(d) All existing development within the Park or Camp, and within three hundred (300) feet thereof, including:

(i) Structures.

(ii) Streets, roads and highways, with suitable indication of the width thereof.

(iii) Utilities and service facilities.

(e) All proposed development within the Park or Camp, including:

- (i) Entrances, exits, streets and walkways, with suitable indication of the widths thereof.
- (ii) Each proposed Mobile Home Lot or Trailer Lot, driveway, parking area and refuse collection area, with suitable indication of the dimensions thereof.
- (iii) Structures and improvements.
- (iv) Grading at two (2') foot contours and landscaping.
- (v) Stormwater drainage.
- (vi) Utilities and service facilities.
- (vii) Public improvements proposed by the Town or Village in or adjoining the Park or Camp within three hundred (300) feet thereof.
- (viii) Any existing zoning.

4.1-4 - Such plans shall include five (5) sets of appropriate detailed drawings of, and specifications for, proposed structures, utilities and other improvements and shall show the method and plan for exterior lighting within the Park or Camp. The plans shall also demonstrate compliance with all items in Section 9 of this local law.

4.1-5 - The final application prior to approval shall also be accompanied by plans approved by the New York State Department of Health or other acceptable certificate, indicating compliance by the applicant with all pertinent rules and regulations of the New York State Department of Health and with the State Sanitary Code and State Building Code.

4.1-6 - If the applicant is not the owner of the premises upon which the proposed Park or Camp is to be located, such application shall also be accompanied by an original or certified copy of a lease of the premises to the applicant and a statement signed and acknowledged by the owner or owners of the premises consenting that the premises be used as a Mobile Home Park or Trailer Camp, as the case may be.

4.1-7 - Such application shall be accompanied by a long form Environmental Assessment Form completed in accordance with the regulations promulgated under the New York State Environmental Conservation Review Act.

4.1-8 - Such application shall be accompanied by the proper application fee, as hereinafter provided.

Section 5.0 - Licensing Procedures.

5.1 - Upon receipt of a license application as hereinabove provided, the Village Clerk shall indicate the date of receipt thereon and promptly transmit one (1) copy of the application and all accompanying plans and specifications and other supporting documents to the Building Inspector, one copy thereof to the Village Attorney, one copy thereof to the Village Engineer and one (1) copy thereof to the Village Board for review. The Village Clerk shall also place a notice in the official Village newspaper or newspapers to the effect that such an application has been filed.

5.2 - The Building Inspector shall promptly ascertain whether the Park or Camp concerned complies with the requirements of this law and applicable rules and regulations of the New York State Department of Health and the Sanitary Code and Building Code of the State of New York. The Building Inspector shall, after such investigation, and within thirty (30) days of the date of receipt of the application by the Village Clerk, transmit his written approval or disapproval of the application and his recommendations pertaining thereto to the Village Board.

5.3 - The Village Board shall, at its next regular monthly meeting, consider the location and the general arrangement of the Mobile Home Park or Trailer Camp, including the location and width of streets; the location, size and arrangement of lots; the location of other structures within the Park or Camp; the location of entrances and exits; and the location, type and extent of landscaping and screening materials. The Village Board shall, after such consideration, and within fifteen (15) days of this meeting, communicate in writing to the applicant any request for more information and for the answers to any unresolved questions.

5.4 - The Village Board shall comply with the provisions of the New York State Environmental Quality Review Act under Article Eight of the Environmental Conservation Law and its implementing regulations. An application for a Mobile Home Park or Trailer Camp license shall not be considered complete until a negative declaration has been filed or until a notice of completion of the draft environmental impact statement has been filed in accordance with the provisions of the State Environmental Quality Review Act.

5.5 - On the date that the Village Board receives the answers or information requested pursuant to Section 5.3 above and a negative declaration or notice of completion of draft environmental impact statement has been filed pursuant to Section 5.4 above, the application shall be deemed "Complete" and the time periods for review specified in subsections 5.6(a) through 5.6(d) shall begin.

5.6 - Once the application is "Complete", a public hearing shall be held and a decision rendered on the application as follows:

(a) The Village Board shall mail a notice of the public hearing to the applicant at least ten (10) days prior to the hearing and shall give public notice of said hearing in a newspaper of general circulation in the Village at least five (5) days prior to the date thereof. The applicant shall give notice of said hearing to the owners of all property abutting or adjoining the proposed