

Park by certified mail, return receipt requested, addressed to such owners at the addresses appearing for them on the tax rolls of the Village and shall file the mailing receipts therefor with the Village Board at or prior to the public hearing. The public hearing shall be closed upon motion of the Village Board within ninety (90) days after it has been opened.

(b) After the public hearing is closed, the Village Board shall conditionally approve, with or without modifications, disapprove or grant approval and authorize the signing of the applicant's plans as follows:

- (i) If the preparation of an environmental impact statement on the application is not required, the Village Board shall make its decision within sixty-two (62) days after the close of the public hearing on the application.
- (ii) If an environmental impact statement is required, the Village Board shall make its own findings and its decision on the application within sixty-two (62) days after the close of the public hearing on the application or within thirty (30) days of the adoption of findings by the lead agency, whichever period is longer.
- (iii) The Village Board shall have the authority, in reviewing the proposed application, to impose such reasonable conditions and restrictions as are directly related to or incidental to the proposed application. Upon its granting of the application, any such conditions must be met in connection with the issuance of permits by applicable enforcement agents who are officers of the Village. The Village Board shall also have the authority to hire an engineering consultant of its choice to review the application. The fees for such review shall be paid by the applicant.
- (iv) The grounds for modification, if any, or the grounds for disapproval of the application shall be stated upon the records of the Village Board.

(c) Within five (5) business days of the adoption of the resolution granting conditional or final approval of the applicant's plans, such plans shall be certified by the Clerk of the Village Board as having been granted conditional or final approval and a copy of such resolution and plans shall be filed in such Clerk's office. A copy of the resolution shall be mailed to the applicant. In the case of conditionally approved plans, such resolution shall include a statement of the requirements which, when completed, will authorize the signing thereof. Upon completion of such requirements, the plans shall be signed by said duly authorized officer of the Village Board and a copy of such signed plans shall be filed in the office of the Clerk of the Village Board.

Conditional approval of the applicant's plans shall expire within one hundred eighty (180) days after the resolution granting such approval, unless all requirements stated in such resolution have been certified as completed. The Village Board may extend by not more than two (2) additional periods of ninety (90) days each the time in which a conditionally approved

plan must be submitted for signature if, in the Village Board's opinion, such extension is warranted by the particular circumstances.

(d) Any person aggrieved by a decision of the Village Board concerning the approval or disapproval of an application may apply to the Supreme Court for review by a proceeding under Article 78 of the Civil Practice Law and Rules. Such proceeding shall be instituted within thirty (30) days after the filing of a decision by the Village Board in the office of the Village Clerk. The Court may take evidence or appoint a referee to take such evidence as it may direct, and report the same, with findings of fact and conclusions of law, if it shall appear that testimony is necessary for the proper disposition of the matter. The Court shall itself dispose of the matter on the merits, determining all questions which may be presented for determination. Costs shall not be allowed against the Village Board unless it shall appear to the Court that it acted with gross negligence, in bad faith, or with malice in making the decision appealed from.

5.7 - Upon the final unconditional approval of the application by the Village Board, the Inspector shall, upon receipt of the applicable license fee herein provided together with the actual cost to the Village of any engineering or other similar services incurred by the Village in the consideration of the application, issue a license to be effective from the date thereof through the 31st day of December next succeeding. Such license shall specify the number of Mobile Home Lots or Trailer Lots which may be used in the Park or Camp to which it pertains.

5.8 - No such license shall be transferable or assignable.

Section 6.0 - Supplemental Licenses for Parks and Camps

6.1 - Any person holding a license for a Mobile Home Park or Trailer Camp and desiring to add additional lots to such Park or Camp shall file an application for a supplemental license.

6.2 - The application for such supplemental license shall be made and shall be considered in the same manner as an application for a license for a Mobile Home Park or Trailer Camp, as provided in Sections 4 and 5 hereof. All supplemental licenses shall be effective from the date of issue to the 31st day of December next succeeding.

Section 7.0 - License Renewal for Parks and Camps

7.1 - An application for the renewal of any Mobile Home Park or Trailer Camp license shall be made with the Village Clerk on or before the 1st day of December preceding the expiration date of such license.

7.2 - If the applicant for a renewal license is not the owner of the premises to which the application pertain, the renewal application shall be accompanied by the documents described in Section 4.1.6 hereof.

7.3 - Upon the approval of the renewal application by the Building Inspector, the Village Board, if satisfied that the provisions of this law will be complied with by the applicant, shall by

resolution approve the application. The Village Clerk, upon receipt of the applicable fee, shall thereupon issue such renewal license to be effective for a period of one (1) year commencing on the 1st day of January following expiration of the prior license.

7.4 - No renewal license shall be transferable or assignable.

Section 8.0 - Application and License Fees

8.1 - The following are the applicable fees which shall be paid to the Village of Victory hereunder:

8.2 - The original application fee for a Mobile Home Park or Trailer Camp shall be \$250.00, plus \$100.00 for each Mobile Home Lot or Trailer Lot proposed by the applicant. This shall be in addition to the annual fee hereinafter set forth.

8.3 - The annual fee for a Mobile Home Park or Trailer Camp shall be the sum of \$100.00, plus an amount equal to \$10.00 multiplied by the number of Mobile Home Lots or Trailer Lots to be authorized by such license multiplied by the number of months from the effective date of the license to the 31st day of December next succeeding.

8.4 - In addition to the charges herein set forth, the applicant shall also be responsible for the actual costs incurred by the Village for engineering, legal or other similar services rendered in connection with the consideration of the license application.

8.5 - No application, license or other fees shall be payable for a period of one (1) year commencing from the effective date of this local law, with regard to Mobile Home Parks which are in existence on said effective date.

8.6 - Other fees for Mobile Home Parks and Trailer Camps will include, but may not be limited to: sewer rents and application fees from the Village of Victory and/or Schuylerville for transportation and treatment of sewage and water rents and application fees from the Village of Victory and/or the Schuylerville Victory Joint Water Commission ("SVJWC"). In addition, fees during construction will include inspection for construction of water and sewer facilities, as well as testing of the same.

Section 9.0 - Requirements for Mobile Home Parks

9.1 - Every Mobile Home Park shall be at least five (5) five acres in size and shall be located in an area where grades and soil conditions are suitable for use as Mobile Home Sites, on a well drained site properly graded to insure rapid drainage and be free at all times from stagnant pools of water.

9.1.1 - The Park shall be free, or shall be made free, from heavy or dense growth of brush and woods.

9.2 - Every Mobile Home Park shall be marked off into Mobile Home Lots.

9.2.1 - The total number of Mobile Home Lots in a Park shall not exceed five (5) per gross acre.

9.2.2 - Each Mobile Home Lot shall have a total area of not less than 7,500 square feet and no boundary line thereof shall be less than seventy-five (75) feet in length. The area represented by any set backs or other "no construction buffer zones" may be included in the gross area of the Mobile Home Lot for purposes of determining compliance with this section.

9.2.3 - In the event that a Mobile Home Lot has a clothesline, such clothesline must be placed behind the Mobile Home and, to the greatest extent practicable, such clothesline must not be visible from the front of the Mobile Home Lot.

9.2.4 - In the event that a Mobile Home has a satellite dish, such satellite dish must be placed behind the Mobile Home and below the ridge line.

9.2.5 - At least one tree shall be planted on each Mobile Home Lot if no such tree already exists. Planted trees shall have a caliper of at least two (2) inches and shall be deciduous.

9.3 - No Mobile Homes shall be parked or otherwise located elsewhere than upon a Mobile Home Stand.

9.3.1 - No Mobile Home Stand shall be nearer than a distance of: Twenty (20) feet from the rear property line; Thirty-five (35) feet from the edge of the pavement abutting the front property line; Fifty (50) feet from an adjacent property line, and One-hundred (100) feet from the right-of-way line of any public street or highway.

9.3.2 - Only one Mobile Home shall be permitted to occupy any one Mobile Home Lot.

9.3.3 - Each Mobile Home may have an adjoining garage. Such garage, if existing, must comply with the setback requirements of Section 9.3.1; must be constructed on a stand which conforms to the specifications of Section 9.4.1; and must be constructed of materials comparable to that of the mobile home itself.

9.3.4 - Each Mobile Home Lot shall have a Mobile Home Stand and support capable of containing the Mobile Home in a stable position.

9.4.1 - Every such stand shall meet the following requirements:

(a) Permit the practical placement on and removal from the lot of a Mobile Home and its appurtenant structures, and the retention of the home on the lot in a stable condition;

(b) Be of sufficient size to fit the dimensions of any Mobile Home placed thereon, together with its appurtenant structures or appendages;

(c) Be constructed of reinforced concrete in a manner such that it will be unaffected by frozen ground conditions and in accordance with specifications approved by the Village's Building Inspector and Engineer.

(d) Have a durable surface and be suitably graded to permit rapid surface drainage.

(e) At the time of installation of the Mobile Home, the tires and wheels, and the hitch if possible, shall be removed and the unit shall be securely blocked, leveled, tied down, and connected to the required utility systems and support services.

(f) Be provided with anchors or tie-downs capable of securing the stability of the mobile home. Anchors or the tie-downs shall be placed as per manufacturer specifications and in accordance with New York State Building Code specifications.

(g) Be provided with skirts to protect and screen the space between the Mobile Home and the ground. Such skirts shall be of permanent material similar to that used in the Mobile Home and providing a finished exterior appearance and no exposed wallboard, building paper, straw or hay bales or similar unfinished material will be provided. Such skirting must be completed within thirty (30) days after the mobile home is set on the lot.

9.4.2 - Each Mobile Home Stand shall be provided with a walkway leading from the stand to the street or to a driveway or parking area connecting to the street. Such walkway shall be constructed in accordance with the following specifications:

- Base: Minimum of six (6") inch gravel base;
- Surface Material: Reinforced concrete or paving stones;
- Dimension: Two (2) foot width, four (4) inch depth;
- Elevation: Grade+;
- Finish: Float

If common walkways are provided they shall meet the same specifications with the exception of width, which shall increase to four (4) feet.

9.5 - Every Mobile Home Park shall be easily accessible from a public street.

9.5.1 - Any Mobile Home Park containing more than sixteen (16) Mobile Homes shall have two (2) points of entry and exit, but no Mobile Home Park shall have more than four (4) entry or exit points. Points of entry shall meet the site distance requirements for intersections for the existing speed limits of the existing road systems as provided for by the New York State Department of Transportation ("NYSDOT").

9.5.2 - Every entrance to and exit from a Mobile Home Park shall be so designed and located as to provide safe and convenient movement of persons and vehicles into and out of the Park, and to minimize friction with the free movement of traffic on the public highways and streets to which it connects. Every such entrance and exit shall be at right angles to the public highway or street to which it connects; be free of any material which would impede the visibility

of a driver on a public highway or street; and be of sufficient width to facilitate the turning movements of vehicles with Mobile Homes attached.

9.5.3 - Each Mobile Home Park shall have streets providing convenient access to all Mobile Home Lots and other important facilities within the Park. All such streets shall be designed as to permit safe and convenient vehicular circulation within the Park; be adapted to the topography and have suitable alignment and gradient for traffic safety; intersect at right angles; and have a fifty (50) foot minimum width of right-of-way. Street layouts shall have no dead ends or cul-de-sacs, nor shall there be any one way streets. Streets shall be constructed as follows: 12 inches of NYSDOT Item 4 graded gravel placed on subgrade compacted to 95% standard proctor, 2.5 inches of base pavement (dense binder) and 1.5 inches of top course (NYSDOT Type 6). Pavement thicknesses are compacted thicknesses. Provide tack coat if base and top courses are not installed within five (5) days of each other. Pavement width to be 22 foot minimum (travel lanes) dependent on the method of stormwater collection incorporated. Other requirements such as cross slopes, longitudinal slope, etc., shall be per standard practice and meet the requirements of the Village Engineer.

9.6 - Except in case of emergency, no parking shall be allowed on any street in any Mobile Home Park.

9.6.1 - At least two off-street parking spaces shall be provided on each Mobile Home Lot. The spaces shall

(a) Comply with all set back requirements outlined in Section 9.3.1;

(b) Adjoin the parking spaces of a neighboring Mobile Home Lot so as to form one parking area capable of accommodating the cars of both lots. Such parking spaces shall be centered on the lot line separating neighboring lots, connect the parking spaces of both lots, and shall possess minimum dimensions of twenty-seven (27) feet by forty (40) feet; and

(c) Each have a minimum length of twenty (20) feet, and be connected to the street providing access to the Mobile Home Lot by a paved driveway having a minimum width of ten (10) feet.

9.6.2 - Additional off-street parking spaces shall be provided within the Mobile Home Park at convenient locations for guests and delivery and service vehicles. There shall be one such parking space for each two (2) Mobile Home Lots within the Park. Such parking spaces shall be in bays which provide adequate maneuvering space.

9.6.3 - Every such parking space and driveway shall be constructed of an appropriate durable nonporous material adequate for the support of any load reasonably expected to be placed thereon, have a durable surface, and be suitably graded to permit rapid surface drainage.

9.7 - The following utilities and service facilities shall be provided in each Mobile Home Park and shall be constructed and maintained in accordance with the regulations and