

requirements of the New York State Department of Health and the Sanitary Code of New York State:

9.7.1 - An adequate supply of pure water for drinking and domestic purposes. Where an existing water main exists within one-thousand (1,000) feet of the proposed Park or Camp, a request to the SVJWC to connect to the Village water supply system shall be submitted. All components of the water system shall meet the requirements of the SVJWC, Village Superintendent of Public Works, The Village Engineer and the New York State Department of Health. The water system shall be designed to provide fire flows to the project and shall utilize the same materials used by the SVJWC. Each system shall be looped from the municipal supply. A main water meter and individual water meters at each unit shall be provided. Minimum water line size shall be 6 inches in diameter and shall be ductile iron pipe. Meter types shall be the same as those utilized by the SVJWC. Water services shall be capped when not in use in a sanitary manner. On site wells, if provided, shall meet the requirements of the New York State Department of Health and the Village Engineer.

9.7.2 - A sewage system connected to each mobile home and service building situated in the Park, to receive the waste from showers, tub, toilets, lavatories and sinks therein, and dispose of the same in a sanitary manner. Sewer connections in unoccupied lots shall be tightly sealed to prevent emission of gasses or odors and the breeding or harboring of insects or vermin. Where an existing municipal sanitary sewer is within one-thousand (1,000) feet of the proposed Park or Camp, the developer shall submit a request to the owner of said system to extend such sanitary sewer to adequately accommodate the proposed Park or Camp. A central sewer system shall have a minimum pipe size of eight (8) inches in diameter and the design of the system shall follow the recommendations of the Ten States Standards. The Village may require the incorporation of a sewage discharge meter to monitor the sewage flow from the proposed Park. If on site sewage disposal systems are to be provided, each lot shall have a system designed by a professional engineer and reviewed by the New York State Department of Health and/or the Village Engineer.

All elements of the sanitary sewer system shall be approved by the Village Engineer and the New York State Department of Environmental Conservation and shall be constructed in accordance with the applicable local and state standards.

9.7.3 - Solid waste disposal, to be provided by metal or plastic garbage cans with tight fitting covers, in quantities adequate to permit the disposal of all garbage and rubbish from the Park. Such cans shall be kept covered and in sanitary condition at all times. An adequate supply of such cans shall be kept within one hundred (100) feet of each Mobile Home Lot. In addition, provisions shall be made, and approved, for the storage, collection and disposal of solid waste in a manner that will cause no health hazards, rodent harborage, insect breeding areas, fire hazards or air pollution. Storage for solid waste containers shall be screened from public view and in a convenient location.

9.7.4 - Laundry facilities at suitable locations for the convenience of the occupants of the Park. Such facilities shall be equipped with at least one (1) washing machine and one (1) dryer

for each sixteen (16) Mobile Homes. Such facilities shall be housed in a permanent structure or structures which shall be adequately lighted, heated and ventilated and maintained in a clean, orderly and sanitary condition.

9.7.5 - Other service buildings as deemed necessary for the normal operation of the Park. Such buildings shall be maintained in clean, orderly and sanitary condition.

9.7.6 - Not less than one (1) public telephone for each sixteen (16) Mobile Home Lots in the Park.

9.7.7 - Electric, cable and telephone distribution systems, which shall be installed underground and shall comply with the requirements of the utility companies. Such distribution systems shall be weatherproof and shall be sufficient to provide services to each Mobile Home located or to be located in such Park. In addition, all electrical outlets installed in or outside the Mobile Homes or anywhere else inside the Mobile Home Park shall be weatherproof electric service connections and outlets of a type that complies with the National Fire Protection Association's National Electric Code for the provision of electric service to each Mobile Home located or to be located in such Park.

9.7.8 - A storage building suitable for the secure and orderly storage of personal property, such as bicycles, baby carriages, lawn furniture, and the like shall be placed on each Mobile Home Lot for the use of the occupants of the Mobile Home thereon. Each storage shall have dimensions no less than six (6) feet by eight (8) feet. No combustible or noxious material shall be stored beneath any Mobile Home, nor shall any personal property be so stored beneath a Mobile Home as to constitute a health hazard or other public nuisance.

9.7.9 - Mailboxes in locations which provide safe and easy access for the pickup and delivery of mail. Mailboxes grouped for cluster delivery shall be located so that stopping for pickup and delivery will not occur on the public right-of-way. Mailboxes must meet United States Postal Regulations.

9.7.10 - A school bus stop in one or more areas inside the Park. Such school bus stops must be covered and built in a fashion suitable to shelter its occupants from the elements.

9.7.11 - Fuel Storage facilities shall be provided for in each Mobile Home Park. All systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. By way of illustration, but not of limitation:

(a) Natural gas installations shall be planned and installed so that all components and workmanship comply with the requirements of the American Gas Association, Inc., or its successors, and conform to the requirements, inspections and approval of the utility which will supply this product.

(b) Fuel oil systems with either common or individual supplies shall be designed, constructed, inspected, and maintained in conformance with the provisions of National Fire

Protection Association, Standard 30, or its successors. All fuel oil storage tanks, whether provided as a bulk supply for a group of Mobile Homes or on each individual Mobile Home Lot, shall be located above ground, shall be supplied with permanently installed and secured piping and shall be screened from public view. Systems shall also meet the applicable requirements of the New York State Department of Environmental Conservation and the United States Environmental Protection Agency.

(c) Liquefied petroleum gas systems shall be selected, installed and maintained in compliance with the requirements of the National Fire Protection Association, Standard 58. LPG tanks shall be located to the rear of the Mobile Home Lot and shall be landscaped and screened from public view.

9.8 - Each Mobile Home Park shall provide common open space. Such space shall be provided so as to be usable by, and easily accessible to, all Park residents.

9.8.1 - Such space shall have a total area equal to ten (10) percent of the gross land area of the Park, but in all cases shall have a minimum of one (1) acre. Should a Mobile Home Park possess more than one (1) such area, at least one of the areas must be greater than, or equal to, one (1) acre in size. The Park shall be designed so as to provide adequate recreation facilities for Park residents.

9.8.2 - There shall be no less than twelve (12) deciduous trees per acre of open space within the Mobile Home Park. Each tree shall have a caliper of at least two (2) inches. If less than twelve trees appear on any given acre of open space, trees shall be planted to attain at least a total number of twelve; if more than twelve (12) trees appear on any given acre of open space, at least twelve shall remain.

9.8.3 - In no event shall a common open space be located in an area possessing objectionable environmental conditions or natural features, including, but not limited to, poor drainage or soils, excessive slopes, or heavy traffic in excess of what would be considered safe and reasonable for such an area.

9.8.4 - In addition to the minimum open space requirements, to accommodate overflow parking there shall be, in addition, a minimum of three paved parking spaces for each common open space, each space being paved and having minimum dimensions of ten (10) feet by twenty (20) feet, which spaces shall be lighted in accordance with Section 9.10.1 of this local law. There shall also be such other additional unpaved parking space provided for overflow parking as the Board may determine to be necessary.

9.9 - Every Mobile Home Park shall have lawn or other suitable vegetative ground cover on all areas not used for the placement of Mobile Homes and other buildings, walkways, roads, and parking areas. Trees or shrubs shall be provided to the extent necessary to screen objectionable views, and to provide adequate shade and a suitable setting for the Mobile Homes and other facilities in the Park.

9.9.1 - Views which shall be screened include, but are not limited to, laundry facilities, gas tanks, service buildings and other nonresidential uses, garbage storage and collection areas; and all abutting yards of adjacent properties.

9.9.2 - Other planting shall be provided along those areas within the Park which front upon public highways and streets, to reduce glare from automobile headlights and provide pleasant outlooks for the living units.

9.9.3 - Soils should have sufficient bearing and stability properties to provide adequate support for Mobile Home installations. Topsoil should be of a minimum of six (6) inches to sustain lawns, trees, and other vegetation.

9.10 - No Mobile Home shall be placed in any Mobile Home Park unless the same shall have a flush toilet, a tub or shower, a sink, cooking and heating facilities, and plumbing and electrical systems for connection to outside systems, all which comply with all applicable laws, rules and regulations.

9.10.1 - Every Mobile Home Park shall be adequately illuminated during hours of darkness to provide for the movement of pedestrian occupants of the Park and their guests, to and from Mobile Homes and service buildings. Said lighting fixtures in the Park should be of a decorative nature and shall be serviced by underground wiring. There shall be street lights at each intersection and at an interval spacing of no more than five hundred (500') feet along the streets in the Park. They shall be high efficiency fixtures that adequately light the street and the intersections. In addition, each Lot shall be fitted with a sensor activated yard light. The yard lights shall be of the same construction on each Lot and shall be placed the same distance from the edge of the street on each Lot. If the yard lights are designed so that they cannot be turned off by the Lot tenant or owner, the requirement of street lights at five hundred (500') foot intervals may be waived by the Village; however, intersection street lights are still to be provided

9.10.2 - The owner or operator of each Mobile Home Park shall, on a form to be supplied by the Village, make a permanent record of all persons occupying each Mobile Home therein, and such form shall be submitted to the Village Clerk within thirty (30) days of the initial occupancy of a Mobile Home, within thirty days of any change of occupancy, and within thirty days of a request therefor in writing by the Building Inspector or Village Clerk. Such form shall be signed by the owner or operator of the Park and shall contain the following information:

(1) The name and address of each occupant of the Mobile Home, together with the ages of all who are minors,

(2) The date of arrival of the Mobile Home at the Park.

(3) The name and address of the owner of the Mobile Home.

(4) The make or factory name, the year of manufacture, the color, the number of rooms or compartments and the overall dimensions of the Mobile Home.

(5) The registration year and number of the Mobile Home and the state in which so registered.

(6) The number of the Mobile Home Lot upon which such Mobile Home is located.

Within 30 days after the departure of any Mobile Home, the owner or operator of the Park shall notify the Village Clerk in writing of the date of such departure.

9.10.3 - One Mobile Home sales area is permitted for each Mobile Home Park. Said area shall be located at or near a Park entrance at a specific location to be designated by the Board, and shall meet the following requirements:

(a) Such sales area shall possess a minimum area of fifteen thousand (15,000) square feet; and a maximum area of twenty thousand (20,000) square feet. The sales area shall be landscaped and shall have a paved parking area sufficient to permit parking for six (6) cars and shall also contain a paved drive or drives.

(b) The sales area shall have an improvement on the premises, not to exceed three (3) units, including any office or sales unit, at any time. All structures or improvements shall comply with the setback requirements designated in Section 9.3.1 of this local law.

(c) Any mobile home structure occupied as a sales office shall be installed and connected to utilities as provided in Section 9.7.7 of this local law.

(d) One sign is permitted in front of the sales area. Such sign shall be installed in accordance with Section 9.10.4 of this local law.

9.10.4 - One sign which states the name of the Mobile Home Park shall be placed at each entrance and exit of the Mobile Home Park. One additional sign is permitted on site for the sales area. Street signs and vehicle and traffic signs shall be installed within the Park in accordance with specifications of Village of Victory Superintendent of Public Works. Each Mobile Home Park owner shall post signs regulating speed limits and parking within the Park. Such signs shall be located at each entrance to the Park and at such other locations and intervals as may be designated by the Village of Victory Superintendent of Public Works.

9.11 - A detailed storm water management plan shall be submitted that outlines the design of a stormwater collection and discharge system. The plan shall utilize the SCS TR 55 Methodology (or other method acceptable to the Village Engineer and Village Board) and shall provide evaluations of the proposed system for 10, 25, 50 and 100 year frequency storms. The collection systems shall be designed for the 25 year frequency storm. The management systems shall comply with the latest revision of New York State Department of Environmental Conservation recommendations on site runoff volumes and rates and shall provide design calculations for the facilities required to meet these recommendations. The applicant shall propose the method of collecting street runoff as a part of this report and shall design the street cross section to accommodate this system.

9.12 - A detailed erosion control plan shall be incorporated during project construction and filed per the requirements of the New York State Department of Environmental Conservation. The plan shall meet all applicable state and federal requirements.

9.13 - The applicant for a Mobile Home Park license must demonstrate compliance with all applicable local, state and federal requirements regarding wetlands, flood plains and Americans with Disabilities. Wetlands and flood plains shall be shown on the project mapping. The applicant shall also indicate what permits are required from any other agencies (other than the Village) and shall have all permits in hand prior to any project construction.

9.14 - Parks that include more than twenty (20) Mobile Home Lots may be phased; however, each phase shall apply separately for a permit and each phase shall stand on its own merits and meet all requirements of this Local Law.

9.15 - The applicant shall submit a document that outlines the proposed Park rules and regulations for tenants for review and approved by the Board. The owner or operator of the Park shall, within thirty (30) days of any change in such Park rules and regulations, provide the Village Clerk with a copy of the new rules and regulations then in effect.

9.16 - During the construction of the utilities for the Park, the Village shall have representatives inspect the construction of the water, sewer, storm water and roadway facilities (up to full-time inspection) and witness the testing of the same to ensure compliance with the plans and other applicable requirements. The cost of such inspection shall be borne by the applicant.

9.17 - If at any time after the construction of the Park the Village wishes to utilize one or more of the utility systems within the Park (i.e., the water, sewer, storm water or street system), the Park owner shall dedicate such system(s), in "as is" condition, to the Village for the fee of one dollar (\$1.00). The Village will provide the legal, engineering and/or surveying work required for the transfer of the facilities and will assume the operation and maintenance duties for said facilities following transfer of ownership.

### **Section 10.0 - Requirements for Trailer Camps**

10.1 - All the provisions of Section 9 hereof shall apply to every Trailer Camp, except as otherwise provided in this Section 10. For the purpose of the regulation of Travel Trailers and Trailer Camps, the provisions of Section 9 shall be read and construed as if the terms "Mobile Home," "Mobile Home Lot," "Mobile Home Park," and "Mobile Home Stand," read "Travel Trailer," "Trailer Lot," "Trailer Park," and "Trailer Stand."

10.2 - The total number of Trailer Lots in any Trailer Camp shall not exceed twelve (12) per gross acre.