

Local Law Filing

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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. 2 of the year 1992

A local law to regulate mobile homes, mobile home parks, travel trailers and
(Insert Title)
travel trailer parks

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

~~County~~

~~City~~ of Victory

~~Town~~

Village

as follows:

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

VILLAGE OF VICTORY

Local Law No. 2 - 1992

A Local Law relating to the regulating of mobilehomes, mobilehome parks, travel trailers and travel trailer camps in the Village of Victory, Saratoga County, New York

Section 1- 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 mobilehomes, mobilehome parks, travel trailers and travel trailer camps.

Section 2- Definitions

2.1 - Mobilehome 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.

2.2 - Mobilehome Lot means a designated site of specific total land area within a mobilehome park for the accommodation of one mobilehome and its occupant.

2.3 - Mobilehome Park means any parcel of land whereon two or more mobilehomes are parked or located, or which is planned and improved for the placement of two or more mobilehomes and which is held open to the public for the parking or placement of mobilehomes.

2.4 - Mobilehome Stand means an area prepared for the placement and support of a mobilehome.

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

2.6 - Trailer 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.

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

2.8 - Village means the Village of Victory.

2.9 - County means the County of Saratoga

Section 3 - Licenses required for mobilehome parks and trailer camps

No person, partnership, association 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 mobilehome park or trailer camp unless a license therefor has been obtained as herein provided.

Section 4 - Application for license for mobilehome park or trailer camp

4.1 - Each application for a license for a mobile home park or a trailer camp shall be in writing and signed by the applicant. The application shall state:

4.11 - That the application is for a mobilehome park or a trailer camp license, as the case may be.

4.12 - 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 if the applicant or owner be a partnership, the name and address of each partner thereof, and 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 or more of the shares thereof.

4.13 - A complete legal description of the land upon which the park or camp is to be located.

4.14 - The number of mobile home lots or trailer lots to be provided in the park or camp.

4.2 - Such application shall be filed with the Village Clerk, in triplicate.

4.3 - Such application shall be accompanied by three (3) complete sets of plans and specifications prepared and certified by a registered architect or licensed professional engineer. Such plans shall show the date thereof and the name of the applicant, be drawn to a scale of twenty (20) feet to one (1) inch, show contours at two (2) foot intervals, indicate the Northpoint thereof, and shall show and indentify:

4.31 - The location of the land proposed to be used as a mobile home park or trailer camp.

4.32 - The boundaries of the park or camp.

4.33 - The major physical features of the land within the park or camp and within three hundred (300) feet thereof, including: all water courses, marshes, and areas subject to flooding and all wooded areas.

4.34 - All existing development within the park or camp and within three hundred (300) feet thereof, including: structures, streets, roads and highways, with suitable indication of the width thereof and utilities and service facilities.

4.35 - All proposed development with the park or camp, including: Entrances, exits, streets, and walkways, with suitable indication of the widths thereof; Each proposed mobile home lot or trailer lot, driveway, parking area, and refuse collection area, with suitable indication of the dimensions thereof; Structures and improvements; Grading and landscaping; Storm water drainage; Utilities and service facilities; Public improvements proposed by the Town in or adjoining the park or camp within three hundred (300) feet thereof; Any existing zoning.

4.4 - Such plans shall include three (3) 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.

4.5 - Such application shall also be accompanied by a letter or other acceptable certificate of the New York State Health Department indicating compliance by the applicant with all pertinent rules and regulations of the New York State Department of Health and with the Sanitary Code of the State of New York.

4.6 - 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.

4.7 - Such application shall be accompanied by the proper application fee as hereinafter provided.

Section 5 - Licensing procedure for mobile home parks and trailer camps

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 copy of the application and all accompanying plans and specifications and other supporting documents to the Building Inspector, and one copy thereof to the Board for review and report. 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 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 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.

5.3 - The Village Board shall promptly consider the location and 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.

5.4 - The Village Board shall, within sixty (60) days of the date of receipt of the application by the Village Clerk, review the findings of the Building Inspector and by resolution indicate its approval or disapproval of the application. The Village Clerk shall notify the applicant of the Victory Village Board's decision, in writing, within five (5) days thereof.

5.5 - If the application is approved by the Village Board, the Village Clerk shall, upon receipt of the applicable license fee herein provided, together with the actual cost of the Village of any engineering or other similiar 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 use in the park or camp to which it pertains.

5.6 - No such license shall be transferable or assignable.

Section 6 - 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 applicaion 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 - 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 preceeding 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 4.6 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 - Application and license fees

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

8.11 - The original application fee for a mobile home park or trailer camp shall be \$150.00. This shall be in addition to the annual fee hereinafter set forth.

8.12 - The annual fee for a mobile home park or trailer camp shall be the sum of \$100.00, plus an amount equal to