

TOWN OF GRANVILLE

LOCAL LAW 1-2012

November 8, 2012

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ARTICLE ONE TITLE, PURPOSE & AUTHORITY

Section 1.0 Title, Purpose and Authority.

- 1.0-1 **Title.** This Local Law shall be known as the "Mobile Home, Travel Trailer and Public Campground Law" of the Town of Granville and may be cited as "TOG LL1-2012."
- 1.0-2 **Purpose.** It is the purpose of this local law to promote the health, safety, morals and general welfare of the inhabitants of the Town of Granville by establishing specific minimum requirements and regulations governing the occupancy and maintenance of Mobile Homes, Mobile Home Parks, Travel Trailers and Public Campgrounds. The Local Law is hereby declared to be remedial and essential to the public interest and it is intended that this Law be liberally construed to effectuate the purpose as herein stated and to protect the appearance and value of the Town as a whole.
- 1.0-3 **Statutory Authority.** This Local Law is enacted pursuant to the authority of: (a) Municipal Home Rule Law ("MHRL") § 10(1)(i), which authorizes a Town to adopt a local law not inconsistent with the provisions of the Constitution or not inconsistent with any general law relating to its property, affairs or government; (b) MHRL §10(1)(ii)(a)(11) and (12), which authorize a town to adopt a local law relating to the protection and enhancement of its physical and visual environment and the government, protection, order, conduct, safety, health and well-being of persons or property therein; (c) Town Law § 60(1), which confers power upon a town board to abate nuisances; (d) Town Law § 130(11), which authorizes a Town to enact local laws and ordinances to protect and preserve public peace, good order and safety; and (e) Town Law § 130 (15), which authorizes a Town to enact local laws and ordinances protecting the health, safety, morals or general welfare of the inhabitants of the Town, the protection of their property and the preservation of peace and good order.

ARTICLE TWO DEFINITIONS

Section 2.0 Definitions. The following words, terms and phrases shall, unless the context clearly indicates otherwise, have the following meanings:

- 2.0-1 **APPROVAL RESOLUTION** - The resolution approving a Mobile Home Park or Public Campground which is filed with the Town Clerk pursuant to section 3.2-6(c) of this local law.
- 2.0-2 **BUILDING PERMIT** - A permit issued pursuant to section 3.2-7 of this local law. The term "Building Permit" shall also include a Building

Permit which is renewed, amended or extended pursuant to any provision of this local law.

- 2.0-2 **CAMPGROUND, PRIVATE** - Any parcel of land where four (4) or fewer recreational tent sites, shelters, Travel Trailer or vehicle sites, or other accommodations of a design or character suitable for recreational living purposes have been developed and provided for use by the owner of the land and his/her guests on a seasonal or other transient basis, and occupied for not more than 60 days in any 365 days.
- 2.0-3 **CAMPGROUND, PUBLIC** - Any parcel of land where two or more recreational cabins, tent sites, shelters, Travel Trailer sites or other accommodations of a design or character suitable for recreational living purposes on a seasonal or other transient basis have been developed and provided for fee to the general public or for recreational, educational, fraternal, religious, social or business related use of a business or organization.
- 2.0-4 **CERTIFICATE OF OCCUPANCY** - A certificate issued pursuant to sections 3.5-2 or 3.5-4 of this local law.
- 2.0-5 **COUNTY** - The County of Washington.
- 2.0-6 **DOUBLE WIDE MOBILE HOME** - A single family residence structure containing not less than 1200 square feet of living space, exclusive of basements, garages, attics and similar spaces not constituting habitable space under the New York State Building Code which consists of two separate and distinct halves, each of which contains a permanent towing frame as part of its structure which makes it capable of being towed on a public highway, and each of which is manufactured in such a manner as to be used as a dwelling or place of business only in conjunction with the other half when the two halves are placed together.
- 2.0-7 **ENERGY CODE** - The New York State Energy Conservation Construction Code; as currently in effect and as hereafter amended from time to time.
- 2.0-8 **FARM** - Land used in agricultural production, of not less than ten (10) acres, used in the preceding two (2) years for the production for sale of crops, livestock and livestock products of an average gross sales value of ten thousand dollars (\$10,000.00) or more.
- 2.0-9 **FARM WORKER** - One who is employed on a Farm for a minimum of twenty (20) hours per week.

- 2.0-10 **INSPECTOR** - The person or persons appointed by the Granville Town Board to enforce the provisions of this law, or any duly authorized representative.
- 2.0-11 **LICENSE** - A permit issued by the Inspector stating that the purpose for which a Mobile Home or land is to be used is in conformity with all requirements under this Local Law, the New York State Uniform Building Code and any other applicable Codes, Ordinances, Laws or Regulations for the lot on which it is located, or is to be located.
- 2.0-12 **MANUFACTURED HOME** - A structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein. The term "Manufactured Home" shall have the same meaning as the term "Mobile Home" for purposes of this Local Law.
- 2.0-13 **MOBILE HOME** - A structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein. The term "Mobile Home" shall have the same meaning as the term "Manufactured Home" for purposes of this Local Law.
- 2.0-14 **MOBILE HOME LOT** - A designated site of specific total land area within a Mobile Home Park for the accommodation of one (1) Mobile Home and its occupants.
- 2.0-15 **MOBILE HOME PARK** - Any parcel of land whereon two (2) or more Mobile Homes are parked or located or which is planned and improved for the placement of two (2) or more Mobile Homes and which is held open to the public for the parking or placement of Mobile Homes.
- 2.0-16 **MOBILE HOME STAND** - An area prepared for the placement and support of a Mobile Home.

- 2.0-17 **SKIRTING** - Material of rigid composition for placement around all sides of a Mobile Home extending from the base of the Mobile Home to the surface of the ground or pad beneath it, with vent spaces as necessary, and painted in such a manner as to be compatible with the Mobile Home.
- 2.0-18 **STREET LINE** - Limit of street or highway right-of-way line. For the purpose of this Local Law, Street Line shall be the highway right-of-way line, whether or not set forth in a deed or shown on a map, defining the corridors for vehicular and pedestrian traffic used by the general public.
- 2.0-19 **TOWN** - The Town of Granville, a municipal corporation located in Washington County, New York.
- 2.0-20 **TOWN BOARD** - The Town Board of the Town of Granville.
- 2.0-21 **TRAVEL TRAILER** - Any vehicle designed or used or intended to be used for temporary living quarters for travel, recreational or vacation purposes.
- 2.0-22 **TRAILER LOT** - A designated site of specific total land area within a Public Campground for the accommodation of one (1) Travel Trailer and its occupants.
- 2.0-23 **TRAVEL TRAILER STAND** - An area prepared for the placement and support of a Travel Trailer.
- 2.0-24 **UNIFORM CODE**- The New York State Uniform Fire Prevention and Building Code, as currently in effect and as hereafter amended from time to time.

ARTICLE THREE

MOBILE HOME PARKS AND PUBLIC CAMPGROUNDS

Section 3.0 License Required.

No person, partnership, association, corporation, trust, limited liability company or other entity being the owner, lessee or occupant of any land within the Town of Granville shall use or allow the use of such land for a Mobile Home Park or Public Campground unless a License therefor has been obtained as herein provided.

Section 3.1 Application.

- 3.1-1 Each application for a License for a Mobile Home Park or Public Campground 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 Public Campground 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.
- (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.

3.1-2 Such application shall be filed with the Town Clerk in triplicate.

3.1-3 Such application shall be accompanied by three (3) 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 Town 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 Public Campground .
- (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.
- (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 and landscaping.
 - (v) Stormwater drainage.
 - (vi) Utilities and service facilities.
 - (vii) Public improvements proposed by the Town in or adjoining the park or camp within three hundred (300) feet thereof.
 - (viii) Any existing zoning.

3.1-4 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 or camp.

3.1-5 Such application 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.

3.1-6 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 Public Campground, as the case may be.

- 3.1-7 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.
- 3.1-8 Such application shall be accompanied by the proper application fee as hereinafter provided.

Section 3.2 Licensing Procedures.

- 3.2-1 Upon receipt of a License application as hereinabove provided, the Town 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 Inspector, and one (1) copy thereof to the Town Board for review. The Town Clerk shall also place a notice in the official Town newspaper or newspapers to the effect that such an application has been filed.
- 3.2-2 The 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 Inspector shall, after such investigation, and within thirty (30) days of the date of receipt of the application by the Town Clerk, transmit his written approval or disapproval of the application and his recommendations pertaining thereto to the Town Board.
- 3.2-3 The Town Board shall, at its next regular monthly meeting, consider the location and the general arrangement of the Mobile Home Park or Public Campground, 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 Town 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.
- 3.2-4 The Town 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 Public Campground 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.
- 3.2-5 On the date that the Town Board receives the answers or information requested pursuant to Section 3.2-3 above and a negative declaration or notice of completion of draft environmental impact statement has been filed pursuant to Section 3.2-4 above, the application shall be deemed "Complete" and the time periods for review specified in subsections 3.2-6(a) through 3.2-6(d) shall begin.

3.2-6 Once the application is "Complete", a public hearing shall be held and a decision rendered on the application as follows:

- (a) The Town 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 Town 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 park by certified mail, return receipt requested, addressed to such owners at the addresses appearing for them on the tax rolls of the Town and shall file the mailing receipts therefor with the Town Board at or prior to the public hearing. The public hearing shall be closed upon motion of the Town Board within ninety (90) days after it has been opened.
- (b) After the public hearing is closed, the Town 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 Town 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 Town 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 Town 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 Town.
 - (iv) The grounds for modification, if any, or the grounds for disapproval of the application shall be stated upon the records of the Town 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 Town 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 Town Board and a copy of such signed plans shall be filed in the office of the Clerk of the Town 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 Town 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 Town Board's opinion, such extension is warranted by the particular circumstances.

- (d) Any person aggrieved by a decision of the Town 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 Town Board in the office of the Town 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 Town 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.

3.2-7 Upon the final unconditional approval of the application by the Town Board, the Inspector shall, upon receipt of the applicable license fee herein provided together with the actual cost to the Town of any engineering or other similar services incurred by the Town in the consideration of the application, issue a Building Permit to the applicant to construct or erect the improvements depicted, shown and described on the applicant's approved plans, in accordance with the specifications therein contained and any conditions placed thereon by the terms of the Town Board's Approval Resolution.

3.2-8 Building Permits shall be visibly displayed at the work site and shall remain visible until the authorized work has been completed.

3.2-9 All work shall be performed in accordance with: (a) the plans and specifications which were submitted with and accepted as part of the application for the Mobile Home Park or Public Campground License; and (b) the terms, conditions and provisions of the Approval Resolution. The Building Permit shall contain such a directive. The Permit Holder shall immediately notify the Inspector of any change

occurring during the course of the work. The Building Permit shall contain such a directive. If the Inspector determines that such change warrants a new or amended Approval Resolution, a new or amended Building Permit, or both, such change shall not be made until and unless a new or amended Building Permit or Approval Resolution, as the case may be, reflecting such change, has been issued.

3.2-10 Building Permits shall become invalid unless the authorized work is commenced within ninety (90) days following the date of issuance. Building Permits shall expire at midnight on the three hundred and sixty-fifth (365th) day after the date of issuance. A Building Permit which has become invalid or which has expired pursuant to this section may be renewed upon application by the Permit Holder, payment of the applicable fee, and approval of the application by the Inspector.

3.2-11 If the Inspector determines that a Building Permit was issued in error because of incorrect, inaccurate or incomplete information, or that the work for which a Building Permit was issued violates the Uniform Code, the Energy Code or the provisions of this local law, the Inspector shall revoke the Building Permit or suspend the Building Permit until such time as the Permit Holder demonstrates that (a) all work then completed is in compliance with this local law or other applicable laws or regulations; and (b) all work then proposed to be performed shall be in compliance with all applicable provisions of this local law or other applicable laws or regulations.

3.2-12 The fee specified in or determined in accordance with the provisions set forth in Article Ten of this local law must be paid at the time of submission of an application for a Building Permit, for an amended Building Permit, or for a renewal of a Building Permit.

Section 3.3 Construction Inspections.

3.3-1 Work shall remain accessible and exposed until inspected and accepted by the Inspector. The Permit Holder shall notify the Inspector when any element of work described in section 3.3-2 is ready for inspection.

3.3-2 The following elements of the construction process shall be inspected, where applicable:

- (a) work site prior to the issuance of a Building Permit;
- (b) footing and foundation;
- (c) preparation for concrete slab;
- (d) framing;
- (e) building systems, including underground and rough-in;
- (f) fire resistant construction;

- (g) fire resistant penetrations;
- (h) solid fuel burning heating appliances, chimneys, flues or gas vents;
- (i) compliance with manufacturer's specifications and standards;
- (j) compliance with specifications contained in the approved plans and Approval Resolution; and
- (k) a final inspection after all work authorized by the Building Permit has been completed.

3.3-4 After inspection, the work or a portion thereof shall be noted as satisfactory as completed, or the Permit Holder shall be notified as to where the work fails to comply with the provisions of this local law, or other applicable laws or regulations. Work not in compliance with any applicable provision of this local law or other applicable laws or regulations shall remain exposed until such work shall have been brought into compliance with all applicable laws and regulations, reinspected, and found satisfactory as completed.

3.3-5 The fee specified in or determined in accordance with the provisions set forth in Article Ten of this local law must be paid prior to or at the time of each inspection performed pursuant to this section.

Section 3.4 Stop Work Orders.

3.4-1 The Inspector is authorized to issue Stop Work Orders pursuant to this section. The Inspector shall issue a Stop Work Order to halt:

- (a) Any work that is determined by the Inspector to be contrary to any applicable provision of this local law or other applicable laws or regulations, without regard to whether such work is or is not work for which a Building Permit is required, and without regard to whether a Building Permit has or has not been issued for such work, or
- (b) any work that is being conducted in a dangerous or unsafe manner in the opinion of the Inspector, without regard to whether such work is or is not work for which a Building Permit is required, and without regard to whether a Building Permit has or has not been issued for such work, or
- (c) any work for which a Building Permit is required which is being performed without the required Building Permit, or under a Building Permit that has become invalid, has expired, or has been suspended or revoked.

3.4-2 Stop Work Orders shall (a) be in writing, (b) be dated and signed by the Code

Enforcement Officer, (c) state the reason or reasons for issuance, and (d) if applicable, state the conditions which must be satisfied before work will be permitted to resume.

- 3.4-3 The Inspector shall cause the Stop Work Order, or a copy thereof, to be served on the owner of the affected property (and, if the owner is not the Permit Holder, on the Permit Holder) personally or by registered mail or certified mail. The Inspector shall be permitted, but not required, to cause the Stop Work Order, or a copy thereof, to be served on any builder, architect, tenant contractor, subcontractor, construction superintendent, or their agents, or any other Person taking part or assisting in work affected by the Stop Work Order, personally or by registered mail or certified mail; provided, however, that failure to serve any Person mentioned in this sentence shall not affect the efficacy of the Stop Work Order.
- 3.4-4 Upon the issuance of a Stop Work Order, the owner of the affected property, the Permit Holder and any other Person performing, taking part in or assisting in the work shall immediately cease all work which is the subject of the Stop Work Order.
- 3.4-5 The issuance of a Stop Work Order shall not be the exclusive remedy available to address any event described in section 3.4-1 (a) of this local law, and the authority to issue a Stop Work Order shall be in addition to, and not in substitution for or limitation of, the right and authority to pursue any other remedy or impose any other penalty under Article Seven (Enforcement) of this local law or under any other applicable local law or State law. Any such other remedy or penalty may be pursued at any time, whether prior to, at the time of, or after the issuance of a Stop Work Order.

Section 3.5 Certificates of Occupancy / Certificates of Compliance / Licenses.

- 3.5-1 A Certificate of Occupancy / Certificate of Compliance and a License shall be required for any Mobile Home Park or Public Campground construction work which is the subject of a Building Permit and for all structures, buildings, or portions thereof. Permission to use or occupy a building or structure, or portion thereof, for which a Building Permit was previously issued shall be granted only by issuance of a Certificate of Occupancy / Certificate of Compliance.
- 3.5-2 The Inspector shall issue a Certificate of Occupancy / Certificate of Compliance and a License if the work which was the subject of the Building Permit was completed in accordance with all applicable provisions of this local law, and, if

applicable, the Uniform Code and Energy Code. The Inspector or his authorized agent shall inspect the building, structure or work prior to the issuance of a Certificate of Occupancy / Certificate of Compliance.

3.5-3 A Certificate of Occupancy/ Certificate of Compliance shall contain the following information:

- (a) the Building Permit number, if any;
- (b) the date of issuance of the Building Permit, if any;
- (c) the name, address and tax map number of the property;
- (d) any special conditions imposed in connection with the issuance of the Building Permit;
- (e) the number of Mobile Home Lots or Trailer Lots which may be used in the park or camp to which it pertains; and
- (e) the the signature of the Inspector issuing the Certificate of Occupancy / Certificate of Compliance and the date of issuance.

3.5-4 The Inspector shall be permitted to issue a Temporary Certificate allowing the temporary occupancy of a building or structure, or a portion thereof, prior to completion of the work which is the subject of a Building Permit. However, in no event shall the Inspector issue a Temporary Certificate unless the Inspector determines (a) that the building or structure, or the portion thereof covered by the Temporary Certificate, may be occupied safely, (b) that any fire- and smoke-detecting or fire protection equipment which has been installed is operational, and (c) that all required means of egress from the building or structure have been provided. The Inspector may include in a Temporary Certificate such terms and conditions as he or she deems necessary or appropriate to ensure safety or to further the purposes and intent of this local law. A Temporary Certificate shall be effective for a period of time, not to exceed six (6) months, which shall be determined by the Inspector and specified in the Temporary Certificate. During the specified period of effectiveness of the Temporary Certificate, the Permit Holder shall undertake to bring the building or structure into full compliance with all applicable provisions and this local law, and of any other applicable laws and regulations.

3.5-5 If the Inspector determines that a Certificate of Occupancy / Certificate of Compliance, License, or Temporary Certificate was issued in error because of incorrect, inaccurate or incomplete information, and if the relevant deficiencies are not corrected to the satisfaction of the Inspector within such period of time as shall be specified by the Inspector, the Inspector shall revoke or suspend such certificate or License.

- 3.5-6 The fee specified in or determined in accordance with the provisions set forth in Article Ten of this local law must be paid at the time of submission of , an application for a Certificate of Occupancy / Certificate of Compliance and License, or a Temporary Certificate.
- 3.5-7 No License issued pursuant to the provisions of this local law shall be transferable or assignable.

Section 3.6 Supplemental Licenses.

- 3.6-1 Any person holding a License for a Mobile Home Park or Public Campground and desiring to add additional lots to such park or camp shall file an application for a supplemental License.
- 3.6-2 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 Public Campground as provided in Sections 3.1 and 3.2 of this Article Three. All supplemental Licenses shall be effective from the date of issue to the 31st day of December next succeeding.

Section 3.7 Renewal of Licenses.

- 3.7-1 An application for the renewal of any Mobile Home Park or Public Campground License shall be made with the Inspector on or before the first day of December preceding the expiration date of such License.
- 3.7-2 If the applicant for a renewal License is not the owner of the premises to which the application pertains, the renewal application shall be accompanied by the documents described in Section 3.1-6 of this Article.
- 3.7-3 The Inspector shall determine if the provisions of this law are being complied with by the applicant. If they are, upon receipt of the applicable fee, he shall issue the renewal License to be effective for a period of one (1) year commencing on the first day of January following the expiration of the prior License.
- 3.7-4 No renewal License shall be transferable or assignable.

Section 3.8 Standards for Mobile Home Parks.

- 3.8-1 Every Mobile Home Park shall be at least two (2) 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 ensure rapid drainage and be free at all times from stagnant pools of water. The park shall be free or shall be made free from heavy or dense growth of brush and woods.

3.8-2 Every Mobile Home Park shall be marked off into Mobile Home Lots.

- (a) The total number of Mobile Home Lots in a Mobile Home Park shall not exceed five (5) per gross acre.
- (b) Each Mobile Home Lot shall have a total area of not less than seven thousand five hundred (7,500) square feet and no boundary line thereof shall be less than seventy-five (75) feet in length.

3.8-3 No Mobile Home shall be parked or otherwise located elsewhere than upon a Mobile Home Stand.

- (a) No such stand shall be nearer than a distance of:
 - (i) Thirty (30) feet from an adjacent Mobile Home in any direction.
 - (ii) Forty (40) feet from an adjoining property line.
 - (iii) Seventy-five (75) feet from the center line of any state or county street or highway and sixty-five (65) feet from the center line of a Town street or highway.
 - (iv) Twenty (20) feet from the nearest edge of any right-of-way boundary of any street within the park.
- (b) Only one (1) Mobile Home shall be permitted to occupy any one (1) Mobile Home Lot.

3.8-4 Every Mobile Home Stand shall:

- (a) Permit the practical placement or the 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 an appropriate durable nonporous material which is adequate for the support of any load which may reasonably be expected to be placed thereon.
- (d) Have a durable surface and be suitably graded to permit rapid surface drainage.
- (e) Comply, in its design and construction, with the Uniform Code, Energy Code and other applicable provisions of law.

3.8-5 Every Mobile Home Park shall be easily accessible from a public highway or street.

- (a) 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 and exit points.
- (b) 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 entrance and exit shall be:
 - (i) At right angles to the public highway or street to which it connects.
 - (ii) Free of any material which would impede the visibility of a driver on a public highway or street.
 - (iii) Of sufficient width to facilitate the turning movements of vehicles with Mobile Homes attached.
- (c) 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:
 - (i) Be improved to not less than minimum oil-and-stone road specifications of the Town of Granville.
 - (ii) Be so designed as to permit safe and convenient vehicular circulation within the park.
 - (iii) Be adapted to the topography and have suitable alignment and gradient for traffic safety.
 - (iv) Intersect at right angles.
 - (v) Have a thirty-foot minimum width or right-of-way.
 - (vi) Be maintained to a minimum width of twenty (20) feet.

3.8-6 Except in case of emergency, no parking shall be allowed on any street in any Mobile Home Park.

- (a) At least one (1) off-street parking spaces shall be provided on each Mobile Home Lot. Each such space shall:

- (i) Have a minimum length of twenty (20) feet.
 - (ii) Be connected to the street providing access to the Mobile Home Lot by a driveway having a minimum width of nine (9) feet.
- (b) Additional off-street parking spaces shall be provided within the Mobile Home Park at convenient locations for guests and delivery and service vehicles.
 - (i) There shall be one (1) such parking space for each two (2) Mobile Home Lots within the park.
 - (ii) Such parking spaces shall be in bays which provide adequate maneuvering space.
- (c) Every such parking space and driveway shall:
 - (i) Be constructed of an appropriate durable nonporous material adequate for the support of any load reasonably expected to be placed thereon.
 - (ii) Have a durable surface and be suitably graded to permit rapid surface drainage.

3.8-7 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 requirements of the New York State Department of Health and the Sanitary Code and Building Code of New York State.

- (a) An adequate supply of pure water for drinking and domestic purposes supplied by pipes to all Mobile Home Lots and service buildings within the park, with proper connections to each building and Mobile Home.
- (b) 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 gas and odors and the breeding or harboring of insects or vermin.
- (c) An adequate supply of fly-tight, water tight and rodent-proof containers for the collection and disposal of garbage and refuse, which are: (i) located not more than one hundred-fifty (150) feet from any Mobile Home Stand; (ii) are provided in sufficient number and capacity to prevent any refuse from overflowing; and (iii) maintained in such a way--and emptied with such frequency--as to insure that the storage, collection and disposal of refuse in

the Mobile Home Park shall not create health hazards, rodent harborage, insect breeding areas, accident hazards, or air pollution.

- (d) Other service buildings as deemed necessary for the normal operation of the park. Such buildings shall be maintained in a clean, orderly and sanitary condition.
- (e) Underground weatherproof electric service connections and outlets of a type approved by the New York State Board of Fire Underwriters, for the provision of electric service to each Mobile Home located or to be located in such park; unless underground service is not economically feasible.
- (f) A storage building or other suitable place 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. 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.

3.8-8 Each Mobile Home Park shall provide common open space, not including roads, conveniently located for the use of the occupants of such park. Such space shall have a total area equal to at least ten percent (10%) of the gross land area of the park.

3.8-9 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.

- (a) Views which shall be screened include fuel tanks and other nonresidential uses, garbage storage and collection areas and all abutting yards of adjacent properties.
- (b) 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.

3.8-10 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.

3.8-11 Every Mobile Home placed upon a Mobile Home Stand shall:

- (a) Be located upon either a full basement with a concrete floor, a crawl space with a concrete floor, or a six inch floating concrete slab. All concrete slabs shall contain steel reinforcing and shall be at least as large as the exterior dimensions of the home to be placed upon it. All Double Wide Mobile Homes placed on a concrete slab must be skirted with concrete blocks at least six inches in depth, parged with masonry material and waterproof coating. The area beneath the floor of the dwelling must be adequately ventilated as required by the New York State Building Code and the manufacturer's recommendations, as applicable.
- (b) Comply with the requirements of Section 4.3 hereof.
- (c) Have Skirting attached on all four (4) sides, from the exterior floor extremity to the ground level, which conforms in color and composition to the exterior finish of the Mobile Home and is installed in accordance with the manufacturer's instructions, guidelines and/or recommendations.
- (d) Not have been manufactured more than fifteen (15) years prior to the date that it is placed upon the Mobile Home Stand.
- (e) Be properly anchored with tie downs as required by the Uniform Code.

3.8-12 Every Mobile Home Park shall be sufficiently lighted during hours of darkness to provide for the movements of pedestrian occupants of the park to and from Mobile Homes and service buildings.

3.8-13 Each Mobile Home Park shall comply with applicable provisions of the Uniform Code and Energy Code.

3.8-14 The owner or operator of every Mobile Home court shall keep a permanent record in writing, of all persons occupying or using the facilities of such court, which shall include the following:

- (a) The names and addresses of each occupant of each Mobile Home.
- (b) Name and address of the owner of each Mobile Home.
- (c) Year, make, model and color of each Mobile Home.
- (d) Registration numbers of any motor vehicle regularly maintained by any resident of the Mobile Home Park.

3.9 Public Campground Standards.

- 3.9-1 All of the provisions of Section 3.8 above shall apply to every Public Campground , except as otherwise provided in this section. For the purpose of the regulation of Travel Trailers and Public Campgrounds, such Section 3.8 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," "Public Campground" and "Trailer Stand."
- 3.9-2 The total number of Trailer Lots in any Public Campground shall not exceed twelve (12) per gross acre.
- 3.9-3 Each Trailer Lot shall have a total area of not less than two thousand five hundred (2,500) square feet with a minimum dimension of thirty (30) feet.
- 3.9-4 No travel trailer shall be parked or otherwise located nearer than a distance of twenty (20) feet from an adjacent travel trailer in any direction.
- 3.9-5 The following utilities and service facilities shall be provided in each Public Campground and the same shall comply with the regulations and requirements of the New York State Department of Health and the Sanitary Code and Building Code of New York State.
- (a) An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings and Trailer Lots within the camp to meet the requirements of such camp. Each lot shall be provided with a cold-water tap, the waste from which shall be emptied into a drain connected to an approved disposal system.
 - (b) Toilet and other necessary sanitary facilities for males and females shall be provided in permanent structures. Such facilities shall be housed in either separate buildings or in the same building. In the latter case, such facilities shall be separated by soundproof walls. The male and female facilities shall be marked with appropriate signs and have separate entrances for each.
 - (c) Such toilet and other sanitary facilities shall be provided in the following manner:
 - (i) Male facilities shall consist of not less than: one (1) flush toilet for every twenty (20) trailers; one (1) urinal for every twenty (20) trailers; one (1) lavatory for every ten (10) trailers; one (1) shower,

with an adjoining dress compartment of at least sixteen (16) square feet for every ten (10) trailers.

(ii) Female facilities shall consist of not less than: one (1) flush toilet for every ten (10) trailers; one (1) lavatory for every ten (10) trailers; one (1) shower, with an adjoining dress compartment of at least sixteen (16) square feet for every ten (10) trailers.

(iii) Provide a dumping station facility.

(d) Lavatory and shower facilities shall be supplied with hot and cold running water.

(e) The buildings housing such toilet and sanitary facilities shall be well-lighted at all times of the day and night, shall be well-ventilated with screened openings, shall be constructed of moisture proof material, shall be well-heated and shall be clean and sanitarily maintained at all times. The floors of such buildings shall be of water-impervious material.

(f) Such buildings shall not be located nearer than forty (40) feet nor further than four hundred (400) feet from any travel trailer.

(g) Laundry facilities at suitable locations for the convenience of the occupants of the park. Such facilities shall be equipped with at least one (1) operating washing machine and one (1) operating dryer. Such facilities shall be housed in a permanent structure or structures which shall be adequately lighted, heated and ventilated. Such facilities shall be maintained in a clean, orderly and sanitary condition.

(h) Not less than one (1) public telephone.

3.9-6 Waste from all buildings and Trailer Lots shall be discharged into an approved public or private sewer system in such manner as not to present a health hazard.

ARTICLE FOUR

MOBILE HOMES LOCATED OUTSIDE MOBILE HOME PARKS

Section 4.0 License Required.

No Mobile Home shall hereafter be parked or otherwise placed within the Town and outside a licensed Mobile Home Park, unless a License therefor has been obtained as follows, and is validly in effect:

4.0-1 The Inspector may grant a License, for a period not to exceed one (1) year, to the owner of land within the Town who intends to construct on such land a dwelling house for his own occupancy or his employee's occupancy. Said License is not transferable and becomes void if ownership of the land changes or if the Mobile Home is unoccupied for more than ninety (90) consecutive days. The owner of the land may place or park a Mobile Home on such land for his own occupancy or his employee's occupancy during the construction of such dwelling. The Mobile Home shall be removed from the premises upon expiration of the License. In addition to the application form, the owner shall furnish the following data and information:

- (a) Complete copy of building plans for the dwelling house approved by the Code Enforcement Officer charged with administering the Uniform Code in the Town of Granville. Said plans must show the exact placement of the dwelling house on the site.
- (b) Evidence of financial ability to complete construction.
- (c) The information specified in Section 4.1-1(a)-(d), following.
- (d) The appropriate fee for a Mobile Home License.
- (e) A copy of a valid state building permit for the construction of the dwelling, issued by the Code Enforcement Officer charged with administering the Uniform Code in the Town of Granville.

4.0-2 The Inspector may grant a License, for a period not to exceed one (1) year, to the owner or occupant of land within the Town of Granville to temporarily replace an occupied dwelling destroyed by fire or other disaster. Said License is not transferable and becomes void if ownership of the land changes or if the Mobile Home is unoccupied for more than ninety (90) consecutive days. Said License may be renewed only once, without a fee, for a period not to exceed one (1) year. In addition to the application form, the owner shall furnish the information required in Section 4.1-1(a)-(d) following and the following data:

- (a) Complete copy of building plans for the replacement of the damaged

structure, approved by the Code Enforcement Officer charged with administering the Uniform Code in the Town of Granville.

- (b) Appropriate fee for a Mobile Home License.
- (c) A copy of a valid state building permit for the replacement of the dwelling, issued by the Code Enforcement Officer charged with administering the Uniform Code in the Town of Granville.

4.0-3 The Inspector may grant a License to the owner of a Farm, who can demonstrate substantial need, to set up a Mobile Home or Mobile Homes to be occupied only by a Farm Worker or workers and his or their families. Such need may include data on the number of cows being milked, acreage farmed, size of greenhouse operation, size of stable operation or other appropriate considerations. Each Mobile Home shall be located on a lot of at least seventy-five (75) feet by one hundred (100) feet and shall be no closer than one hundred (100) feet to the farm house or any farm building. The lot(s) shall be free from drainage problems and fenced off from farm animals.

4.0-4 The Inspector may grant a License, for a period not to exceed one (1) year, to the owner of land within the Town of Granville, where the requirements of Section 4.0-4(a)-(g) are met. Said License is non-transferable and becomes void if ownership of the land changes or if the Mobile Home is unoccupied for more than ninety (90) consecutive days. In addition to the application form, the owner shall furnish the information required in Section 4.1-1(a)-(d) following. The Mobile Home for which a License is sought shall:

- (a) Be on a parcel which is not smaller than 40,000 square feet, has at least one (1) lot line which is at least one-hundred fifty (150) feet long, and contains a single Mobile Home Stand which is: (i) of a sufficient size to fit the dimensions of the mobile to be placed thereon, and its appurtenant structures or appendages; (ii) provides for the practical placement on and removal from the lot of both the Mobile Home and its appurtenant structures and the retention of the Mobile Home on the lot in a stable condition; and (iii) is suitably graded to permit rapid surface drainage.
- (b) Have setbacks as specified in Section 4.4 hereof.
- (c) Comply with all applicable provisions of Uniform Code, Energy Code and other applicable laws and regulations.

- (e) Be situated upon the parcel in such a manner that the length of the Mobile Home runs parallel to the nearest public right-of-way from which the Mobile Home can be seen.
- (f) Comply with the requirements of Sections 4.2 and 4.3 hereof.

4.0-5 Within fifteen (15) days prior to the expiration of a License issued pursuant to sections 4.0-1 (new construction), 4.0-2 (damaged dwelling) or 4.02-3 (Farm Worker), the owner shall renew said License, without a fee, with the Inspector. For Mobile Homes permitted for Farm use, evidence of the Farm Worker-occupant's employment on the Farm, such as a W-2 form or its equivalent, shall accompany the renewal application. If a renewal License is not applied for within sixty (60) days of the expiration date of the original License, a new License must be applied for in the same manner as if the original License had not been issued.

Section 4.1 Licensing Procedures.

The owner of land, as above provided for, shall file an application and three (3) copies for a License with the Town Clerk.

- 4.1-1 Each such application for a Mobile Home shall be in writing and signed by the applicant. This application must state and be accompanied by the following:
- (a) The name and address of the applicant.
 - (b) The location and description of the land.
 - (c) A plan drawn to scale of not smaller than one (1) inch equals twenty (20) feet. This plan must show the boundaries of the land, the location of the Mobile Home on the land, the location and plan for the proposed water and sewage disposal systems and the location of adjacent properties and structures.
 - (d) A certified or photostatic copy of the deed to the land which indicates that the applicant is the owner of such land.
 - (e) The proper fee.

4.1-2 Review of applications.

- (a) The Town Clerk shall transmit the completed application to the Town Inspector.
- (b) Upon receipt, the Inspector shall review the applications' compliance with the provisions of this law and the requirements of the County or State Department of Health and the Town, County and State Health, Sanitary and Building Codes, Rules, Laws and Regulations.
- (c) With respect to an application for a permit for a Mobile Home to temporarily replace an occupied dwelling destroyed by fire or other disaster, the Inspector shall issue or deny the permit within five (5) days of receipt of the application.
- (d) With respect to an application for a permit for a Mobile Home for use during new construction, for Farm use or for general use, the Inspector shall transmit the application along with his written findings to the Town Board within thirty (30) days of receipt of the application.

4.1-3 The Town Board shall review the application and the findings of the Inspector and, by resolution, within thirty (30) days of its next regular meeting, indicate its approval or disapproval of a Mobile Home for use during new construction, a Mobile Home for Farm use or a Mobile Home for general use.

4.1-4 The Inspector or Town Board shall notify the applicant of the decision and issue a permit to the applicant if the application was approved.

Section 4.2 General Standards.

The following standards shall be applicable to all Mobile Homes for which a License is issued pursuant to sections 4.0-1, 4.0-2, 4.0-3 and 4.0-4 of this local law.

4.2-1 Each Mobile Home placed shall be placed upon a Mobile Home Stand which shall:

- (a) Permit the practical placement or the 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 an appropriate durable nonporous material which is adequate for the support of any load which may reasonably be expected to be placed thereon.
- (d) Have a durable surface and be suitably graded to permit rapid surface drainage.
- (e) Comply, in its design and construction, with the Uniform Code, Energy Code and other applicable provisions of law.

4.2-2 Every Mobile Home placed upon a Mobile Home Stand shall:

- (a) Be located upon either a full basement with a concrete floor, a crawl space with a concrete floor, or a six inch floating concrete slab. All concrete slabs shall contain steel reinforcing and shall be at least as large as the exterior dimensions of the home to be placed upon it. All Double Wide Mobile Homes placed on a concrete slab must be skirted with concrete blocks at least six inches in depth, parged with masonry material and waterproof coating. The area beneath the floor of the dwelling must be adequately ventilated as required by the New York State Building Code and the manufacturer's recommendations, as applicable.
- (b) Comply with the requirements of Sections 4.3 and 4.4 hereof.
- (c) Have Skirting attached on all four (4) sides, from the exterior floor extremity to the ground level, which conforms in color and composition to the exterior finish of the Mobile Home and is installed in accordance with the manufacturer's instructions, guidelines and/or recommendations.
- (d) Be properly anchored with tie downs as required by the Uniform Code.
- (e) Not have been manufactured more than fifteen years prior to the date that it is placed upon the Mobile Home Stand.

Section 4.3 Water and Sewer.

Any Mobile Home parked or placed outside a duly licensed Mobile Home Park shall have an adequate supply of pure water for drinking and domestic purposes and a sewage disposal system. Both systems shall satisfy the requirements of the New York State Department of Health, the New York State Sanitary and Building Codes and applicable building, water and sanitary codes, rules, laws and regulations of the Town and the County.

Section 4.4 Setbacks.

No occupied Mobile Home outside a duly licensed Mobile Home Park shall be parked or placed nearer than:

- (a) A distance of seventy-five (75) feet from the center line of a state or county street or highway and sixty-five (65) feet from the center line of a Town street or highway.
- (b) A distance of forty (40) feet from an adjacent property line.

Section 4.5 One Mobile Home Per Lot.

Not more than one (1) non-Farm Mobile Home shall be placed or parked on any parcel of land which is located outside a licensed Mobile Home Park.

ARTICLE FIVE EXISTING MOBILE HOMES

Section 5.0 Existing Mobile Homes.

A Mobile Home which is lawfully in existence prior to the enactment of this chapter but not located in a Mobile Home Park may be continued to be used as living quarters by its occupants. The owner of the land upon which such Mobile Home is located may, but shall not be required, to register such Mobile Home with the Town Clerk by filing with the Clerk a sworn statement containing descriptions of the land and the Mobile Home, and a statement of the ownership of each.

Section 5.1 Replacement of Pre-Existing Mobile Homes.

If the owner of the land desires to substitute a Mobile Home of superior construction or improve the facilities for the existing Mobile Home, such owner shall file an application for License pursuant to Section 4.0 hereof, which shall be accompanied by the appropriate fee. The application shall be processed in accordance with the provisions of section 4.1.1 of this local law and, if approved, the replacement home--and the Mobile Home Stand upon which it is located--shall comply with the provisions of sections 4.2, 4.3 and 4.4 of this local law; provided, however, that if the replacement home is placed on a Mobile Home Stand which is in compliance with all provisions of this Local Law other than one or more of the set-backs prescribed in Section 4.4 hereof, then the Inspector shall be authorized to waive the non-compliance.

Section 5.2 Discontinuance of Non-Conforming Use.

No non-conforming use that has been discontinued for a period of twelve (12) consecutive months shall be re-established except in conformity with this local law.

ARTICLE SIX

TRAVEL TRAILERS OUTSIDE PUBLIC CAMPGROUND

Section 6.0 Travel Trailers Outside Public Campgrounds.

No Travel Trailer used or occupied as a permanent or temporary residence shall hereafter be parked or otherwise placed within the Town unless such Travel Trailer is parked or placed in a Private Campground or a duly licensed Public Campground.

Section 6.1 Travel Trailers in Private Campgrounds.

No Travel Trailer located in a Private Campground shall be used or occupied as:

- (a) a permanent residence for any length of time; or
- (b) a temporary residence for more than 60 days in any 365 days.

ARTICLE SEVEN

ENFORCEMENT

Section 7.0 Enforcement.

The Inspector of the Town of Granville shall enforce all of the provisions of this law. In

addition to such other duties and authority as may be conferred upon the Inspector by the Town Board, the Inspector shall have the following powers and duties:

- 7.0-1 To receive, review, and approve or disapprove applications for Building Permits, Certificates of Occupancy / Certificates of Compliance, Temporary Certificates and Licenses, and the plans, specifications and construction documents submitted with such applications.
- 7.0-2 Upon approval of such applications, to issue Building Permits, Certificates of Occupancy / Certificates of Compliance, Temporary Certificates and Licenses, and to include in Building Permits, Certificates of Occupancy / Certificates of Compliance, Temporary Certificates and Licenses such terms and conditions as the Inspector may determine to be appropriate.
- 7.0-3 To conduct construction inspections, inspections to be made prior to the issuance of Certificates of Occupancy / Certificates of Compliance, Temporary Certificates and Licenses, fire safety and property maintenance inspections, inspections incidental to the investigation of complaints, and all other inspections required or permitted under any provision of this local law.
- 7.0-4 To issue Stop Work Orders.
- 7.0-5 To review and investigate complaints.
- 7.0-6 To issue orders pursuant to section Eight (Order to Remedy) of this local law.
- 7.0-7 To maintain records.
- 7.0-8 To collect fees as set by the Town Board.
- 7.0-9 To pursue administrative enforcement actions and proceedings.
- 7.0-10 In consultation with this Town's attorney(s), to pursue such legal actions and proceedings as may be necessary to enforce this local law, or to abate or correct conditions not in compliance with this local law.
- 7.0-11 To exercise all other powers and fulfill all other duties conferred upon the Inspector by this local law.

7.0-12 The Inspector shall be appointed by the Town Board. In the event that the Inspector is unable to serve as such for any reason, an individual shall be appointed by the Town Board to serve as Acting Inspector. The Acting Inspector shall, during the term of his or her appointment, exercise all powers and fulfill all duties conferred upon the Inspector by this local law.

7.0-13 One or more Deputy Inspectors may be appointed by the Town Board to act under the supervision and direction of the Inspector and to assist the Inspector in the exercise of the powers and fulfillment of the duties conferred upon the Inspector by this local law.

7.0-14 The compensation and benefits (if any) for the Inspector, and any Deputy Inspector(s), shall be fixed from time to time by the Town Board.

ARTICLE EIGHT

REVOCATION OF MOBILE HOME PARK OR PUBLIC CAMPGROUND LICENSE

Section 8.0 Order to Remedy Violation.

If a police officer, the Inspector, or any authorized representative of the Town finds that any Mobile Home Park or Public Campground is not being maintained in a clean and sanitary condition or is not being conducted in accordance with the provisions of this chapter, or that the applicable fees provided for in this chapter have not been paid, or that the applicable registration provisions of this chapter are not being carried out, such facts shall thereupon be reported to the Town Board. Said Town Board may direct the Town Clerk or Inspector to serve an order in writing upon the holder of the License for such park or camp directing that the conditions therein specified be remedied within ten (10) days after date of service of such order.

Section 8.1 Hearing; Revocation of License.

If such conditions are not corrected after the expiration of said ten-day period, the Town Board may cause a notice in writing to be served upon the holder of said License requiring the said holder to appear before the Town Board at a time to be specified in such notice and show cause why such License should not be revoked. The Town Board may, after a hearing at which testimony of witnesses may be taken and the holder of the License shall be heard, revoke such License if said Town Board shall find that the said park or camp is not being maintained in a clean and sanitary condition, or that any provision of this chapter has been or is being violated or that the fees provided for in this chapter have not been paid or for other sufficient cause. Upon the revocation of such License, the premises shall immediately cease to be used for the purpose of a Mobile Home Park or Public Campground and all Mobile Homes and Travel Trailers, as the case may be, shall forthwith be removed therefrom and the land returned to its original condition.

ARTICLE NINE

REVOCATION OF LICENSE OF MOBILE HOME OUTSIDE PARK

Section 9.0 Revocation of License of Mobile Home Outside Park.

If a police officer, the Inspector or any authorized representative of the Town finds that any Mobile Home outside a Mobile Home camp is not being maintained in a clean and sanitary condition or is not being maintained in accordance with the provisions of this chapter, or that the fee provided for in this chapter has not been paid, such facts shall thereupon be reported to the Town Board and the said Town Board may direct the Town Clerk or Inspector to serve an order in writing upon the holder of the License, the owner of the Mobile Home or the owner of the premises on which it is located, or any or all thereof, directing that the condition therein specified be remedied within five (5) days after the date of service of such order. If such conditions are not corrected, after the expiration of said five-day period the Town Board may cause a notice in writing to be served upon the person or persons upon whom such order was served requiring the appearance of the person so served before the Town Board at a time to be specified in such notice and show cause why such License should not be revoked. The Town Board may, after a hearing at which testimony of witnesses may be taken and the person or persons so served shall be heard, revoke such License if the Town Board shall find that the said Mobile Home is not being maintained in a clean and sanitary condition or if they find that any provision of this chapter has been violated or that any fee provided in this chapter has not been paid or for any other sufficient cause. Upon the revocation of such License, the said Mobile Home shall be removed forthwith from the premises and the land returned to its original condition.

ARTICLE TEN

FEES

Section 10.0 Expert Fees

10.0-1 All fees and costs incurred by the Town in connection with its use of attorneys, engineers, architects, landscape architects, surveyors, and other professionals to assist and advise the Town Board, Town Planning Board, Inspector, Town Clerk and other Town officers and employees relative to the receipt, processing and approval of any application for a License, permit or approval under this local law, shall be the responsibility of the applicant and shall be payable to the Town.

Section 10.1 Application and License Fees.

10.1-1 A fee schedule for application, permit and license fees payable hereunder shall be established by resolution of the Town Board. Such fee schedule may thereafter be amended from time to time by like resolution. The fees set forth in, or determined in accordance with, such fee schedule or amended fee schedule shall be charged and collected for the submission of applications, the issuance of Building Permits, amended Building Permits, renewed Building Permits, Certificates of occupancy /

Certificates of Compliance, Temporary Certificates, Licenses, and other actions of the Inspector described in or contemplated by this local law.

Section 10.2 Payment of Fees.

10.2-1 The application fee and initial engineering and legal fees due to the Town by the applicant shall be in amounts established by the Town Board by resolution in a separate fee schedule as may be amended from time to time and shall be paid by the applicant at the time of the submission of the application. If the initial engineering and/or legal fees are insufficient to cover the engineering and/or legal fees incurred, the applicant must replenish such fees before the review process continues. Any initial or replenished engineering and legal fees paid by the applicant that are unused will be refunded to the applicant.

10.2-2 The Planning Board Chairman shall not stamp any applicant's plat or map of any kind, and the Inspector shall not issue any permit, certificate or License, until all of the applicant's application, engineering and legal fees have been paid.

ARTICLE ELEVEN PENALTIES FOR OFFENSES; ADDITIONAL REMEDIES

Section 11.0 Penalties For Offenses; Additional Remedies.

Any person who violates any provisions of this local law shall be guilty of a violation punishable by a fine of not more than Two Hundred Fifty Dollars (\$250.00) and not more than fifteen (15) days imprisonment or both. In addition, the violation of this local law or any of the provisions thereof shall subject the person, firm or corporation violating the same to a civil penalty in the sum of Fifty Dollars (\$50.00) and when a violation off this chapter or any of the provisions thereof is continuous each twenty-four (24) hours thereof shall constitute a separate and distinct violation, said penalty to be recovered by the Town of Granville in a civil action. The application of the above penalty or penalties, or the prosecution for the violation of the provisions of this local law shall not be deemed to prevent the revocation of any License issued pursuant thereto or the enforced removal of conditions prohibited by this chapter.

ARTICLE TWELVE COMPLIANCE WITH STATUTES AND OTHER LAWS

Section 12.0 Compliance With Statutes and Other Laws.

The issuance of any License pursuant to the provisions of this local law shall not be deemed to waive compliance by any person with any statute of the State of New York or law, ordinance or health regulation of the Town or of the County.

ARTICLE THIRTEEN EXCEPTIONS

Section 13.0 Exceptions.

- 13.0-1 None of the provisions of this local law shall be applicable to the following:
- 13.0-2 The storage or garaging of travel trailers, not being used for living or sleeping purposes, within a building or structure or to the storage of one (1) unoccupied travel trailer on premises occupied as the principal residence of the owner of such travel trailer; provided, however, that such unoccupied travel trailer shall not be parked or located between the Street Line and the front building line of such premises.
- 13.0-3 A Mobile Home or travel trailer located on the site of a construction project, survey project or other similar work project and which is used solely as a field office or work or tool house in connection with such project, provided that such Mobile Home or travel trailer is removed from such site within thirty (30) days after the completion of such project.
- 13.0.4 A sectional house which is prefabricated in sections, transported to the building site then fastened together and placed on a permanent and totally enclosed masonry foundation and contains a minimum of eight hundred (800) square feet of useable living space.

ARTICLE FOURTEEN VARIANCES

Section 14.0 Variances.

Where there are practical, difficult or unnecessary hardships in the way of carrying out the strict letter of provisions of this local law, the Town Board, after review and recommendation by the Planning Board, shall have the power in a specific case to vary any such provisions in harmony with the general purpose and intent of this local law, so that the public health, safety and general welfare may be secured and substantial justice done.

ARTICLE FIFTEEN CONDITIONS FOR PERMITS AND LICENSES

Section 15.0 Conditions for Permits and Licenses.

After consideration of any application's potential impact upon the health, safety and welfare of the Town, the Town Board may impose reasonable conditions upon the issuance of any permit or License within the scope of this local law.

**ARTICLE SIXTEEN
SEVERABILITY**

Section 16.0 Severability.

If any section, subsection, paragraph, sentence, clause or phrase of this local law shall 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 this local law are hereby declared to be severable.

**ARTICLE SEVENTEEN
CONFLICT OF ORDINANCES AND VALIDITY**

Section 17.0 Conflict of Ordinances and Validity.


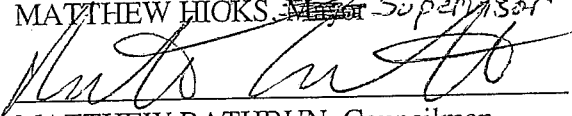
In any case where a provision of this local law is found to be in conflict with a provision of any local law, ordinance or code of the Town of Granville existing on the effective date of this local law, the provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail.

**ARTICLE EIGHTEEN
EFFECTIVE DATE**

Section 18.0 Effective Date.

This local law shall take effect upon filing with the Secretary of State.

BE IT ENACTED this 8th day of November, 2012, by the Town Board of the Town of Granville, Washington County, New York.


MATTHEW HICKS, ~~Mayor~~ Supervisor

MATTHEW RATHBUN, Councilman

Mary Emery
MARY ~~WRIGHT~~ EMERY, Councilwoman

Thomas Cozey
THOMAS COSEY, Councilman

Kenneth Quick
KENNETH QUICK, Councilman

[SEAL]

ATTEST:

Jenny Linda Martelle
JENNY LINDA MARTELLE
Town Clerk, Town of Granville