

(Please Use this Form for Filing your Local Law with the Secretary of State)

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~~ X of Moriah
Town
~~Village~~ X
Local Law No. 21 of the year 19 .. 88

A local law regulating individual travel trailers, mobile home units,
(Insert title)
motor homes and truck campers outside the incorporated Village of
Port Henry.

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

~~County~~
~~City~~ X of Moriah as follows:
Town
~~Village~~ X

SECTION 1-DEFINITIONS

As used in this ordinance, the terms:

TRAVEL TRAILER-shall mean any two or four wheel trailer
that is under twenty feet in length.

MOBILE HOME-shall be a trailer unit over twenty feet in
length, a minimum of eight feet in width and
designed primarily for permanent living.

MOTOR HOMES-shall be a bus-type vehicle.

TRUCK CAMPER-shall be a camper unit mounted on a pick-
up truck.

SECTION 2-INTENT

Establishment of rules and regulations governing individual
travel trailer or mobile home units and including sub-
stantial alteration and additions to prior existing mobile
home or travel trailers outside a mobile home park or
travel trailer park or camp.

SECTION 3-PERMIT REQUIREMENTS

It shall be unlawful for any person to maintain and occupy
a camping trailer or mobile home or substantially alter,
relocate or add to an existing mobile home or travel trailer
outside of a travel trailer park or mobile home park unless
said person or persons first obtain a permit. Truck
campers, motor homes and travel trailers shall not be
required to obtain a permit for 72 hours or less when parked
on private property with said property owners permission.
A travel trailer may be stored on the property of a site owner

No permit will be required when there is a change of title, but if a mobile home is relocated, a permit will be required.

SECTION 4-ISSUANCE OF A PERMIT

The Town Clerk of the Town of Moriah shall issue a permit to be effective from the day of issuance to and including June 30th of each year. This permit will not be issued until the Town Clerk has received:

- (a) A written application from the applicant.
- (b) The required fee as herein provided by the Town of Moirah Town Board.
- (c) Approval of the application by the New York State Department of Health, District Office.
- (d) Approval by the Town Building Inspector or other duly appointed officer.

SECTION 5-APPLICATION DATA

Each application shall require that the following information be furnished:

- (a) The name and address of the applicant; or the name and address of each partner of the applicant is a partnership or the name and address of each officer and director if the applicant is an association or corporation.
- (b) The location and description of the land upon which said facility is to be situated.
- (c) Plans drawn to a scale of 40 or 50 feet to the inch indicating the following:
 - map showing the area and perimeter dimensions of said parcel of land
 - location and size of all existing and proposed on-site structures
 - location and size of all major on-site utility available (water lines and facilities, sanitary and drainage systems)
 - location, name and widths of all adjacent streets
 - location and widths of all on-site roadways and wallways
 - plans and specifications of all buildings to be constructed on-site
 - plans and specifications of all additions must follow State Building and Underwriter codes

SECTION 6-APPLICATION PROCEDURE

Each application for a permit shall be in writing and signed by the applicant upon forms supplied by the Town Clerk.

- (a) The application and related information shall be filed with the Town Clerk in triplicate. One copy of which shall be filed with the Town Clerk.
- (b) The Town Clerk shall transmit one copy of the application to the Town Building Inspector or other duly appointed officer.
- (c) The Town Building Inspector or other duly appointed officer shall check the application for compliance with the requirements of the local ordinance and any other applicable regulations affecting such an installation. The Town Building Inspector or other duly appointed officer shall, after such investigation, transmit the application to the Town Clerk, together with his written findings.
- (d) Said investigation shall be completed within fifteen (15) days after the date of filing the application with the Town Clerk.
- (e) The Town Board shall review the finding of the Town Building Inspector or other duly appointed officer and by resolution indicate its approval or disapproval of the application within forty five (45) days of the date of filing the application with the Town Clerk. The application shall be returned to the Town Clerk, and the application notified in writing by the Clerk of the decision rendered within five (5) days of the date of such decision.
- (f) If the application is disapproved, the applicant shall have the right to appear before the Town Board for a hearing.

SECTION 7-ASSIGNMENT

The permit granted under this section of the ordinance shall not be transferable or assignable.

SECTION 8-RENEWAL OF PERMIT

A permit may be continued in effect for succeeding years provided that all applicable provisions of the law continue to be complied with.

SECTION 9-REVOCATION OF PERMIT

If the Town Board upon inspection, finds that such facility is not being conducted in accordance with the regulations applicable to such unses under the provisions of this local law, it shall serve upon the holder of such permit an order in writing, directing that the conditions therein specified be corrected starting within five (5) days after the serving of such order and completed within thirty (30)

conditions remain unchanged, or are not corrected in accordance with the order of the Town Board, said Board shall serve notice in writing upon such person requiring a time and place to be specified in such notice, and show cause why such permit should not be revoked. The Town Board may, after a hearing, revoke such permit if the holder of such permit has violated any of the provisions of this local law. Upon the revocation of such permit the premises shall forthwith cease to be used for said purposes and all occupants shall be removed therefrom.

SECTION 10-FEES

The Town Clerk shall receive a fee of \$20.00 for each permit and a fee of \$20.00 for each permit renewal issued by the Town Clerk.

SECTION 11-REGULATIONS AFFECTING INDIVIDUAL TRAVEL TRAILERS OR MOBILE HOMES NOT IN A CAMP OR PARK LOCATION

All tourist camps, trailers or mobile homes not located within a camp or park shall be placed on concrete blocks so that no part of the mobile home will be no further than four (4) feet above the ground, shall be skirted allowing for access and ventilation and shall conform to the following:

- (a) Be in harmony with existing land uses and be safe and suitable for occupancy.
- (b) Not be in conflict with the primary encouraged land use.
- (c) Units with one on-lot sewer and water services (individual well and septic tank facilities or its equivalent) shall meet the following requirements:

Minimum Lot Area: The minimum lot area requirement is generally 40,000 square feet, however, this requirement can be reduced if soil analysis tests show evidence of a percolation rate of less than 30 minutes/per inch. Conversely sites having a percolation rate greater than 60 minutes/per inch shall be required to have an on-site sewage disposal system approved by a Building Inspector or other duly appointed officer. The acceptability of such a sanitary system shall also be subject to review and written approval by the State Department of Health, District Office (or its equivalent). The following table indicates minimum lot area requirements:

<u>Percolation Rate In Minutes Per Inch</u>	<u>Minimum Lot Area (sq. ft.)</u>	<u>Minimum Lot Frontage (feet)</u>
Over 60	*	150
31-60	40,000	150
16-30	30,000	100
8-15	25,000	100
0- 7	20,000	100

- (d) Units which make use of either a community or public sewer or a community or public water system shall meet the following requirements:

Minimum Lot Area.....	20,000 sq. ft.
Minimum Lot Frontage.....	125 feet
Minimum setback from a street or highway right of way.....	50 feet
Minimum setback from any adjacent property line.....	10 feet

- (e) Units which make use of both a community or public sewer and water system shall meet the following requirements:

Minimum Lot Area.....	10,000 sq. ft.
Minimum Lot Frontage.....	125 feet
Minimum setback from a street or highway right of way.....	50 feet
Minimum setback from any adjacent property line.....	10 feet

In addition to the above requirements each housing site having a private water supply and/or a private sewage disposal system shall meet the following requirements:

- well shall not be closer than fifty (50) feet from any septic tank facility
- well shall be no closer than one hundred (100) feet from any tile field
- septic tank and well shall be no closer than ten (10) feet from a housing unit
- Tile fields shall be no closer than fifty (50) feet from any lake, swamp, ditch or water course and no closer than ten (10) feet from any water line under pressure

- (f) Three or more units constitute a trailer park and must comply with such regulations

SECTION 12-EFFECTIVE DATE

This local law shall take effect ten (10) days after it has been posted and published in accordance with the applicable provisions of the Town of Moriah Town Laws.

(Complete the certification in the paragraph which applies to the filing of this local law and strike out the matter therein which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 2 of 19 88
~~County~~
of the ~~City~~ of Moriah was duly passed by the Town Board
~~Town~~ (Name of Legislative Body)
~~Village~~
on March 8th, 19 88 in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval or no disapproval by Elective Chief Executive Officer, * or repassage after disapproval.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19 _____
County
of the City of _____ was duly passed by the _____
Town (Name of Legislative Body)
Village
on _____ 19 _____ and was approved _____ by the _____
not disapproved _____ Elective Chief Executive Officer *
repassed after disapproval
and was deemed duly adopted on _____ 19 _____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19 _____
County
of the City of _____ was duly passed by the _____
Town (Name of Legislative Body)
Village
on _____ 19 _____ and was approved _____ by the _____
not disapproved _____ Elective Chief Executive Officer *
repassed after disapproval
on _____ 19 _____. Such local law was submitted to the people by reason of a
mandatory referendum, and received the affirmative vote of a majority of the qualified electors voting
permissive general
thereon at the special election held on _____ 19 _____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum, and final adoption because no valid petition filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19 _____
County
of the City of _____ was duly passed by the _____ on _____
Town (Name of Legislative Body)
Village
_____ 19 _____ and was approved _____ by the _____ on _____
not disapproved _____ Elective Chief Executive Officer *
repassed after disapproval
_____ 19 _____. Such local law being subject to a permissive referendum and no valid petition requesting such referendum having been filed, said local law was deemed duly adopted on _____ 19 _____, in accordance with the applicable provisions of law.

5. (City local law concerning Charter revision proposed by petition.)

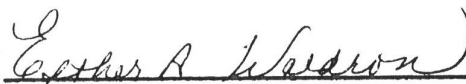
I hereby certify that the local law annexed hereto, designated as local law No. of 19..... of the City of..... having been submitted to referendum pursuant to the provisions of § 36 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the special election held on 19 became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as Local Law No. of 19..... of the County of, State of New York, having been submitted to the Electors at the General Election of November, 19, pursuant to subdivisions 5 and 7 of Section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and of a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.



Clerk of the County legislative body, City, Town or Village Clerk or
officer designated by local legislative body

ESTHER A. WALDRON, TOWN CLERK
TOWN OF MORIAH

Date: March 28th, 1988

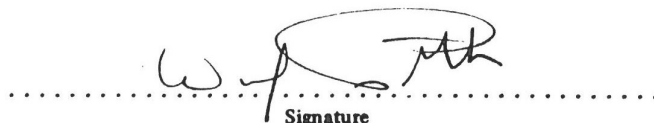
(Seal)

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality.)

STATE OF NEW YORK

COUNTY OF ESSEX

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.



Signature

William J. Potkowski-Town Attorney
Town of Moriah Title