

LOCAL LAW # 2 - 1974 - HOUSE TRAILERS * TOURIST CAMPS

VILLAGE OF LYONS FALLS, LEWIS COUNTY, NEW YORK

A local law providing for the regulation of house trailers and tourist camps, of the Village of Lyons Falls, New York.

BE IT ENACTED, by the Board of Trustees of the Village of Lyons Falls, New York as follows:

SECTION 1. That the within attached regulations for house trailers and tourist camps be hereby enacted as a part of the local laws of the Village of Lyons Falls, New York.

SECTION 2. That the within Local Law shall take effect upon due filing in the Office of the Village Clerk, Office of the Secretary of State and Office of the State Comptroller, as provided by law.

#1 TITLE

. This Local Law shall be known as the "House Trailer and Tourist Camp Local of the Village of Lyons Falls, New York."

#2 PURPOSE.

It is the purpose of this Local Law to promote the health, safety, morals and general welfare of the inhabitants of the Village of Lyons Falls, New York by the more efficient regulation of the occupancy of house trailers and trailer and tourist camps within said village.

#3 DEFINITIONS

When used in this Local Law, unless otherwise expressly stated or unless the context or subject matter requires a different interpretation, the terms:

HOUSE TRAILER or MOBILE HOME - Shall mean a movable living unit equipped with a chassis designed for and providing house keeping facilities for year round occupancy including plumbing, heating, electrical, cooking and refrigeration systems and equipment. A house trailer or mobile home is a fixed residential structure with electricity installed and it is considered under the purposes of this Local Law to be "Real Property".

TRAVEL TRAILER - Any portable or highly mobile vehicle less than 29 feet in length or used or designed to be used for temporary or recreational living purposes and with its wheels, rollers, jacks (or temporary blocks used in their place) or skids in place.

CAMP COTTAGE OR CABIN - Any building of whatsoever material constructed, designed or equipped to be used for living, sleep-

ing, or eating by transient or seasonal occupants only.

TRAILER CAMP -- Any lot, piece or parcel of ground on which are located, or which is offered to the public for the location of, two (2) or more occupies "house trailers".

TOURIST CAMP -- Any lot, piece or parcel of ground on which are located, or which is offered to the public for the location of, two (2) or more tents, tenthouses, "cabins", "camp cottages", or other buildings designed or used for sleeping facilities other than permanent homes.

UNIT -- A "house trailer", tent, tenthouse, "cabin" or "camp cottage" designed for use by a single family.

#4 LICENSE REQUIRED

No person or persons being the owner or occupant of any land or premises within the Village of Lyons Falls shall use or permit the use of such land or premises for;

A. The establishment or maintenance of a trailer or tourist camp until a license for the establishment or maintenance of such trailer or tourist camp has been obtained as hereinafter provided; and after the issuance of such license, such camps shall not be maintained or operated other than in accord with applicable laws and the terms of this Local Law.

#5 USE OF TRAILERS OUTSIDE CAMPS

No person or persons being the owner or occupant of any house trailer or mobile home shall park or otherwise locate said house trailer upon any premises within the Village of Lyons Falls for the purpose of using same for living, sleeping or eating quarters, nor shall any such person use or occupy any house trailer for living, sleeping or eating therein, except in a duly authorized trailer camp, except as hereinafter provided.

#6 APPLICATION FOR LICENSE

A license for the establishment and operation of a trailer or tourist camp in the Village of Lyons Falls, New York, shall be issued or denied by the Village Clerk in accordance with the procedure herein specified. A verified written application for such license, executed in duplicate by the person or persons who propose to operate or maintain the said trailer or tourist camp, if such person or persons are not the owner of the property upon which it is proposed to operate said camp, such application shall also be signed by the owner or owners of the property, shall be filed with the Village Clerk, accompanied by a certified check for the amount of the fee required by this ordinance, and shall contain the following minimum information:

- a. The name and address of the applicant, and the names and addresses of the partners if a partnership, and the names and addresses of the principal officers if a corporation.
- b. The name and address of the owners of the premises upon which the camp is to be located.
- c. The interest of the applicant in said premises if not the owner thereof.
- d. A description of the land or premises upon which the camp is to be located.
- e. A plan of the proposed camp, showing the parking area, permanent buildings, water supply, location of required services and proposed roadways and driveways.
- f. A complete statement showing the proposed method of sewerage disposal or removal, the water supply, electric service, and location and design of toilets, washrooms, laundry and all other services required by this Local Law.

#7 ISSUANCE

Upon receipt of each application, the Village Clerk shall immediately notify the Public Health Office of the village of the receipt thereof, and an investigation of the facts shall forthwith be made by said Village Clerk and Health Officer. Upon the approval of such application by both the Village Clerk and Health Officer, the Village clerk shall forthwith issue a license, to be effective from and after the date of issuance to and including the 31st day of December next succeeding the date of issuance. If such application is not approved by the Village Clerk and Health Officer, the Village Clerk shall notify the applicant of such refusal in writing, setting forth therein the reason or reasons for such refusal. Any persons deeming himself aggrieved by the action of the Village Clerk and Health Office may, within thirty (30) days thereafter, apply to the Board of Trustees of the Village of Lyons Falls for a review of such action, or the Board of Trustees, of its own motion, may review the same. In case any review of the action of the Village Clerk and Health Officer is to be made, the Board of Trustees should fix a date for such review and give to the applicant at least five (5) days written notice of the time when and place where the determination of the Village Clerk and Health Officer and may direct the Village Clerk to issue or rescind such license. The fee is to be returned to the applicant if the license is not issued or is rescinded in accordance with the provisions of this paragraph.

#8 ASSIGNMENT OF LICENSE PROHIBITED

Any license issued pursuant to the terms of this Local Law shall not be assignable.

#9 RENEWAL OF LICENSE PERMITTED

The holder of any license, may between the 15th and 31st of December of each year, apply for a renewal thereof for the following year by filing with the Village Clerk a verified application showing that there has been no change of ownership, operation or maintenance of the last license. The Clerk, upon receipt of the application, shall notify the Public Health Office of the village, and they shall forthwith investigate the facts and approve or disapprove the application in accordance with the procedure specified in #7 hereof. If the application is approved, the Clerk shall issue a renewal license upon receipt of the proper fee, to be effective from and after the first day of January next succeeding the date of issuance.

#10 REVOCATION OF LICENSE

If the Health Officer, upon inspection, finds that such camp is not being maintained in a clean and sanitary condition or that such camp is not being conducted in accordance with the regulations applicable to such camp and the provisions of this ordinance, he shall serve upon the holder of such license or the person in charge of such camp an Order in writing directing that the conditions therein specified be remedied within five (5) days after the service of such Order. If, after the expiration of such period, such conditions remain unchanged or are not corrected in accordance with the Order of the Health Officer, the Health Officer shall serve a notice in writing upon such camp licensee or the person in charge of such camp, requiring the holder of such license to appear before the Board of Trustees of the Village of Lyons Falls at a time and place to be specified in such notice, not less than twenty-four (24) hours after such service, and show cause why such license should not be revoked. The Board of Trustees may, after a hearing at which the testimony and witnesses of the Health Officer and the holder of the license shall be heard, revoke such license if the holder of such license has violated the regulation applicable to such camp or has violated any of the provisions of this Local Law. Upon the revocation of such license, the premises shall forthwith cease to be used for the purpose of a camp and all occupants shall be removed therefrom.

#11 FEES FOR LICENSE APPLICATION AND RENEWAL

The Village clerk shall receive a fee of twenty-five dollars (\$25.00) for each license or renewal license issued by the him-her, provided that if the original license be issued on or after April 1, the fee shall be three-fourths (3-4ths) of the fee provided for; and if issued on or after July 1, the fee shall be one-half (1-2th) of the fee herein provided for, and if issued on or after October 1, the fee shall be one-fourth (1-4th) of the fee herein provided for.

#12 REQUIREMENTS AND REGULATIONS.

The following minimum requirements shall be maintained at all times in all house trailer and tourist camps.

- a. Location. All land used as a camp shall be well drained, of ample size, free from heavy or dense growth of brush or weeds. The land shall properly be graded to ensure rapid drainage during and following rain, and shall at all times be drained so as to be free from stagnant pools of water.
- b. Sewer and water service. Each such camp shall be provided with approved sewer and water connections to existing public sanitary sewer and water systems of the village of or any district therein if available.
- c. Water supply. Each unit must be supplied with sufficient pure running water from approved water service facilities, or a sufficient supply of pure water must be available in conveniently located building from approved type of water faucets or drinking fountains, and no drinking fountain shall be placed in any toilet room.
- d. Service buildings. Each camp shall be provided with service buildings in which shall be installed water closets, placed in separate compartments properly separated from any other water closet, each compartment being not less than three (3) feet wide enclosed with proper partitions, in the ratio of one (1) water closet for every fifteen (15) females or less and one (1) water closet for every twenty (20) males or less in addition to one (1) urinal thirty (30) males or less. No licensee shall accommodate, at any time, trailers occupied by persons of either sex in excess of the minimum toilet facilities for such sex in such camp, except that the occupants of units completely equipped with private toilet facilities connected directly to approved sanitary systems shall not be included in making such determination.
- f. Laundry Service. Each service building shall contain reasonable laundry facilities in a room properly separated from the toilet facilities of such building.
- g. Garbage receptacles and sanitation. Each such camp shall provide equipment sufficient to prevent littering of the grounds and premises with rubbish, garbage, refuse and the like, and shall provide flytight and watertight metal depositories with tight-fitting covers at conspicuous locations upon such premises. Such depositories and campsites shall be kept at all times in sanitary condition. No units shall be located more than 100 feet from a depository.

- h. Discharge of waste liquids. No unit shall discharge waste liquids except that the discharge outlet, if connected through a proper trap to an approved sewer septic tank or septic well, and no flush toilets in any house trailer shall be used unless the discharge outlet is connected to a sewer or septic tank and no chemically treated toilet waste shall be disposed of except directly to a sewer.
- i. Duties of licensee. Every tourist camp shall be under the management of the licensee, who must be of good reputation and character and who shall manage such camp from an office located on the premises; there shall be maintained in such office a bound book containing a record of the names of all persons accommodated at the camp, their home addresses, the license number and make of their automobile or other vehicle; such record shall be available at all times for inspection by the Village Clerk and any police officer. It shall be the duty of the licensee of any camp:
1. To provide for the collection and removal of garbage and all other waste material.
 2. To prohibit the placing or storage of unsightly material or vehicle of any kind.
 3. To provide for cleaning, painting, repairing and disinfecting of all buildings.
 4. To take such other measures which shall be deemed necessary by the Health Officer to preserve the health, comfort and safety of all persons accommodated in the camp and of the general public.
 5. To provide for the removal of all garbage and refuse from the premises at least every four (4) days.
 6. To prevent the committing of any nuisance in the camp premises and to report immediately to the proper authorities all acts of a disorderly character committed by any person or persons inside of the camp, and to that end to maintain proper policing thereof.
 7. To report to the Health Officer all cases of communicable diseases or suspected cases of communicable disease affecting any inmate of the camp.
 8. To provide underground storage for any handling of gasoline.
 9. To comply with the National Electrical Code with respect to electric wiring and equipment.

J. Miscellaneous requirements.

1. All plumbing fixtures installed in such camps shall conform to any applicable sanitary requirements.
2. The obtaining of a license hereunder for the use of premises as a camp shall not be construed to eliminate the necessity of complying with all other applicable ordinances, resolution and health regulations of the Village of Lyons Falls and other regulatory authority.
3. Camps must be kept in a clean and sanitary condition at all times and free of physical or fire hazards.

#13. Location of house trailer outside camps, sanitary facilities, water supply, double trailers or modular home, replacement of existing trailers.

No house trailer shall be located upon any land or premises with the Village other than camps, unless such land or premises has erected thereon, conveniently accessible to such house trailers, adequate sanitary facilities and approved water supply system; and no house trailer shall be located on the same lot as a house. Double trailers or modular homes shall be located on a permanent foundation or on bed rock. Existing house trailers may be replaced, but such replacement trailer shall be of at least equal value and shall be placed on a permanent foundation or on bed rock.

#14 RESTRICTION OF NUMBER OF TRAILERS ON SEPARATE LOT.

Not more than one (1) such house trailer shall be permitted to park or otherwise locate on such separate lot or parcel of land other than a camp.

#15 MINIMUM LOT SIZE.

A house trailer or mobile home shall be permitted only upon a lot which has a minimum of 100 feet frontage upon any street within the Village, with said lot being a minimum of 140 feet depth from the center line of said street so that said lot contains a minimum of 14,000 square feet; said house trailer or mobile home shall be located parallel with the street so that the front entrance thereof opens out upon the street upon which it is situate.

#16 LOCATION OF HOUSE TRAILER ON LOT.

Each house trailer shall not be parked or otherwise located nearer than five (5) feet from the side line of any lot or parcel of land and must be at least sixty (60) feet from the center line of the village street or road upon which the lot fronts.

#17 TRAVEL TRAILER LOCATION.

A travel trailer may be parked within the limits of the Village of Lyons Falls provided that said trailer is not occupied or used for living purposes unless the same is situated in a trailer camp as established under the provisions of this Local Law.

#18 INSPECTION AND ENFORCEMENT.

The Board of Trustees of the Village of Lyons Falls shall provide for the enforcement of the provisions of this Local Law. The Health Officer or any other person authorized by the Board of Trustees shall have the right to enter upon such camp or other premises used for the parking or location of a house trailer, at all reasonable times. A house or home, commonly known as a modular home, which is moved to and constructed upon a lot within the Village of Lyons Falls in two or more separate sections shall not be considered a house trailer or mobile home under the terms of this Local Law.

#19 PENALTIES FOR OFFENSES.

Any person violating any of the provisions of this Local Law shall be punished, upon conviction, by a fine not exceeding Two Hundred Fifty (\$250.00) Dollars for each violation. In addition, each violation of this enactment shall constitute disorderly conduct and each person violating the same shall be a disorderly person. Each day that a violation or failure to comply with any provision of this enactment or any regulation promulgated hereunder by the Board of Trustees occurs shall constitute a separate and distinct violation.

#20 SEPARABILITY.

If any cause, sentence, subdivision, paragraph, section or part of this Local Law be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, subdivision, paragraph, section or part hereof directly involved in the controversy in which such judgment shall have been rendered.

#21 EFFECTIVE DATE.

This Local Law shall take effect upon the due filing in the Office of the Village Clerk, Office of the Secretary of State and the Office of the State Comptroller as provided by law.