

LOCAL LAW 1 OF 2015

TOWN OF HAMPTON COUNTY OF WASHINGTON, STATE OF NEW YORK

A LOCAL LAW REGULATING MOBILE HOME PARKS IN THE TOWN OF HAMPTON

Be it enacted by the Town Board of the Town of Hampton as follows:

Section 1. Authority and Title

This Local Law is adopted pursuant to the authority granted to the Town of Hampton in Articles 2 and 3 of the Home Rule law and Section 130 (21) of Article 9 of the Town Law. This Local Law shall be known as "The Town of Hampton Law Regulating Mobile Homes in Mobile Home Parks."

Section 2. Legislative Intent

It is the purpose of this Local Law to promote the health, safety, and general welfare of the inhabitants of the Town of Hampton by establishing specific minimum requirements and regulations governing the location, occupancy, and maintenance of mobile homes in mobile home parks within the Town of Hampton.

Section 3. Definitions

Except where specifically defined herein, all words in this Local Law shall carry their customary meanings. Words in the present tense include the future, words in the singular include the plural and the plural includes the singular.

Applicant: Any person, as herein defined, who shall submit an application to the Town Board for the approval of a mobile home park.

Code Enforcement Department: The Town of Hampton Code Enforcement Officer or any other individual or entity appointed by the Town Board for purposes of enforcing this Local Law.

County: County of Washington, State of New York

Day: Any calendar Day

Mobile Home: Includes but is not necessarily limited to a house, trailer, mobile home or any other residential structure or vehicle originally designed, built constructed, or manufactured to be conveyed upon highways or streets either whole or in sections, whether the same is situated or located upon wheels, jacks, foundations (temporary or permanent), slabs or otherwise, and/or whether or not added to or made part of another building or structure, including "manufactured homes" and "mobile homes" as defined

under Section 233 (4) and (5) of the New York State Real Property Law, provided, however that this shall not include a "factory manufactured home, known as a "modular home" or "double wide home." A mobile home shall be construed to remain a mobile home, subject to all the regulations applying thereto, whether or not wheels, axles, hitch and other appurtenances of mobility are removed.

Mobile Home Park: A parcel of land where one or more mobile homes are to be located on a single parcel of land in the Town of Hampton.

Mobile Home Space: Mobile home Space shall mean a plot of ground within a mobile home park designated for the accommodation of one mobile home.

Permit: Permit shall mean a written permit issued by the Hampton Town Planning Board permitting the mobile home park to operate under this Ordinance.

Section 4: Mobile Home Parks Regulated

Permits

Permit Required: It shall be unlawful for any person to construct, maintain, operate, or alter any mobile home park within the limits of the Town of Hampton unless he or she or any firm holds a valid permit issued by the Town Planning Board in the name of such person or persons or firm for the specific mobile home park. All applications for permits shall be made to the town Planning Board for site plan approval. In the event any applicant cannot meet the requirements contained herein, such applicant may apply to the Town Board for relief of standards herein and the Town Board may, upon holding a public hearing and upon recommendation from the Planning Board, grant, deny or grant with conditions, any requested relief.

Permit Method of Application and Requirements: Application for permits shall be in writing, signed by the applicant who shall file with the application proof of ownership of the premises or of a lease or written permission from the owner thereof together with a complete set of plans drawn to scale, showing the location of the proposed park, and which shall include:

- (1) The area and dimensions of the tract of land.
- (2) The maximum number, location, and size of all mobile home spaces.
- (3) The location of any existing buildings and any proposed structures.
- (4) The location and width of roadways and walkways.
- (5) The location of wells, water and sewer lines and the sewage disposal systems.
- (6) Circulatory traffic flow or a turn around with 110' diameter.
- (7) Plans and specifications for all water supply, sanitary sewer disposal, and stormwater management.

(8) Completed Environmental Assessment Form.

(9) Completed Agricultural Data Statement. Applicants must check with Washington County Real Property Tax Services for complete information as to any parcels in the Agricultural District.

Section 5: Inspection of Mobile Home Parks

The Code Enforcement Officer is hereby authorized to inspect, upon reasonable notice to Mobile Home Park owner, any Mobile Home Park in the Town of Hampton for compliance with this Local Law.

Section 6: Location, Space & General Layout for Mobile Home Parks

(1) Location. No mobile home park may be located closer than 100 feet to any public right-of-way.

(2) Area Requirements. The minimum parcel size for a mobile home park shall be 10 acres of land, with at least $\frac{1}{4}$ acre of land per mobile home, plus acreage necessary to accommodate the following:

- (a) The requested number of mobile home spaces.
- (b) Necessary streets or roadways.
- (c) A green strip adjacent to residential uses at least 200' deep and to other uses at least 50' deep and appropriately landscaped.
- (d) Sewage disposal system.
- (e) Approved water system.
- (f) Garbage/trash receptacle location area.
- (g) Stormwater management and treatment areas.

(3) Space Requirements. Each mobile home space shall be at least $\frac{1}{4}$ acre and each space shall abut a driveway or other clear area with unobstructed access to a public street. Such space shall be clearly defined and the mobile home shall be located so that a minimum of 20 feet of clearance exists between any part of the mobile home and the lot lines of the mobile home space.

(4) It shall be illegal to allow any mobile home to remain in a mobile home park unless a mobile home space is available.

Section 7: Roadways

For fire prevention and protection, every mobile home park shall have access to a public street by means of a private roadway not less than twenty five feet wide. In a mobile home park a minimum width of eighteen feet shall be finished with hard surfaced pavement. In all mobile home parks, roadways shall be well drained, adequately graveled, hard surfaced or paved, and maintained in good condition. All roadways shall be lighted at night and shall have a light intensity at the center of the roadway of no less than two foot candles. All mobile home spaces shall abut a roadway fifty (50) feet or more in width and 25 feet on each side of its center line. If off-street parking areas are

provided, said roadways shall be a minimum of fifty (50) feet in width. There shall be no overnight parking on the roadway.

Section 8: Sanitation

(1) Water Supply Requirements. An accessible, adequate, safe, and potable supply of water shall be provided in each mobile home park. A minimum of 125 gallons per day shall be available for each mobile home space. The development of an independent water supply to serve the mobile home park shall be made only after express approval has been granted by the Code Enforcement Officer.

(2) Plumbing. All plumbing in the mobile home park shall comply with state and town plumbing laws and regulations and shall be maintained in good operating condition.

(3) Sewage Disposal. Mobile home parks shall be served by a private disposal system which meets the sewer requirements of the county, state, and town. Each mobile home space shall be provided with a satisfactory sewer connection. All sewage disposal apparatus, including appurtenances thereto, shall be provided, maintained, and operated so as not to create a nuisance or health hazard.

(4) Refuse and Garbage Disposal. The storage, collection, and disposal of refuse in a mobile home park shall not create health hazards, rodent harborage, insect breeding areas, accident hazards, or air pollution. All refuse and garbage shall be stored in insect-tight, water-tight, rodent proof containers, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing. Satisfactory container racks or holders shall be provided by the mobile home park owner or operator and shall be located not more than 150 feet from any mobile home space. The mobile home park owner is responsible for timely garbage removal.

(5) Reporting of Communicable Diseases. Every mobile home park operator shall maintain a register containing a record of all occupants using the park. Such register shall be available to any authorized person inspecting the park and shall be preserved for a period of at least one year. Such register shall contain the names and addresses of all mobile home occupants in the park. Every owner, operator, attendant or other person operating a mobile home park shall notify the local Health Office immediately of any suspected communicable or contagious disease within the mobile home park. In the case of diseases diagnosed by a physician as quarantinable, such owner, operator, attendant or other person operating a mobile home park shall notify the Health Officer of the departure or the proposed departure of a mobile home or its occupants, or the removal therefrom of clothing or other articles which have been exposed to contamination.

Section 9: Electricity

Electric Installation and Outlet Requirements. An electrical outlet supplying at least 100 amps, 220 volts shall be provided for each mobile home space. The installation shall comply with all state Electrical Codes. Such electrical outlets shall be weatherproof. No power line shall be permitted to lie on the ground or to be suspended less than 14 feet above the ground. The use of underground utility installation may be permitted.

Local Law Filing

(Use this form to file a 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 Town Village
(Select one.)

of HAMPTON

Local Law No. 1 of the year 2015

A local law A LOCAL LAW REGULATING MOBILE HOME PARKS IN THE TOWN OF HAMPTON
(Insert Title)

Be it enacted by the TOWN BOARD of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of HAMPTON as follows:

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

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that 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. 1 of 2015 of the ~~(County)(City)(Town)(Village)~~ of HAMPTON was duly passed by the TOWN BOARD on OCTOBER 21 2015, in accordance with the applicable provisions of law.
(Name of Legislative Body)

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

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 2015, 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 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

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

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local *(Elective Chief Executive Officer*)* law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
WWW.DOS.NY.GOV

ANDREW M. CUOMO
GOVERNOR
CESAR A. PERALES
SECRETARY OF STATE

November 5, 2015

Rebecca S Jones
Town Clerk
2629 State Route 22A
PO Box 125
Hampton NY 12837

RE: Town of Hampton, Local Law 1 2015, filed on October 30, 2015

Dear Sir/Madam:

The above referenced material was filed by this office as indicated. Additional local law filing forms can be obtained from our website, www.dos.ny.gov.

Sincerely,
State Records and Law Bureau
(518) 473-2492



**Department
of State**

TOWN OF HAMPTON

TOWN CLERK

Rebecca S. Jones, RMC

WASHINGTON COUNTY

2629 STATE ROUTE 22A

PO Box 125

Hampton, New York 12837

PHONE #: (518) 282-9830 FAX #: (518) 282-9042

COUNCILMAN

Tamme Taran

David Jensen

Donald Sady

Andrea Sweeney

DAVID K. O'BRIEN, SUPERVISOR

Tamme Taran, Deputy Supervisor

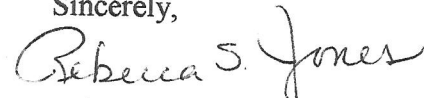
October 23, 2015

NYS Department of State
Division of Corporations, State Records &
Uniform Commercial Code
One Commerce Plaza, 99 Washington Avenue
Albany, New York 12231

To Whom It May Concern:

Please find enclosed Local Law #1 of 2015 for filing. Thank you.

Sincerely,



Rebecca S. Jones, RMC

Town Clerk

Town of Hampton

Enclosure