

Town of Pittstown Mobile Home Park Law – Local Law #4-2017

Section 1. Intent and Purpose

It is the intent of this local law to promote the public health, safety and general welfare of the inhabitants of the Town of Pittstown by the proper regulation of mobile home parks.

Section 2. Definitions

“Mobile Home” Any structure, originally so constructed as to be readily mobile on its own chassis, and used, or designed, or intended to be used as a permanent dwelling, whether alone or in combination with any other structure, and containing the same water supply, waste disposal, and electrical conveniences customarily associated with immobile housing.

“Mobile Home Park” A parcel of land under single ownership upon which are situate more than two (2) mobile homes used or intended to be used for residential purposes.

“Park Unit” A lot of space within any mobile home park assigned to, used, or occupied by any one mobile home.

“Travel Trailer” A vehicular, portable structure, designed to be used as a temporary dwelling for travel and recreational purposes.

Any term used in this local law which is not defined hereinabove shall carry its customary meaning unless the context otherwise dictates.

Section 3. Special Use Permit Required

No person, firm or corporation being the owner, lessee, or occupant of any land or premises within the Town of Pittstown shall use or permit the use of said land or premises as a mobile home park, as the same is defined herein, unless and until the Zoning Board of Appeals of the Town of Pittstown shall have issued a special use permit therefor in accordance with the provisions of this local law and the Town of Pittstown Land Use Regulations (Part 1-Local Law No. 1 of 1975) and Administration (Part 5-Local Law No. 1 of 1975).

Section 4. Application and Procedure

An application for a mobile home special use permit shall be made in writing, in such form as specified by the Zoning Board of Appeals, shall be signed and verified by the applicant and landowner, and shall including the following:

1. The name and address of the applicant.
2. The name and address of each partner if the applicant be a partnership.
3. The name and address of each officer and director if the applicant be a corporation.
4. A complete legal description of the premises upon which the proposed park is to be located.
5. The name and address of the owner of such premises.
6. The number of park units to be provided in the proposed park.
7. Any application fee and in such amount as may be specified from time to time by resolution of the Town Board.
8. As of the date of the application, the year of the mobile home shall be 25 years or less.

Each application shall be in quadruplicate and shall be accompanied by four sets of plans and specifications having a scale of at least 1 inch=20 feet and representing ground contour lines at two feet intervals, prepared and certified by a N.Y.S. licensed professional engineer showing the boundaries of the proposed park, the layout of park units, the location of streets, the location of water service, fire hydrants, electrical power, gas and sewage lines, garbage receptacles, storm sewers and catch basins.

Review and permit procedure shall be specified in Parts 1 and 5 of Local Law No. 1 of 1975 in consideration of and including all required Federal and State environmental review and State and Local Health Department permitting procedures.

Section 5. Standards for Special Use Permits.

1. Location. No mobile home park shall be located within 2,500 feet of a boundary of any property used for public school purposes nor within any designated wetland or flood plain.
2. Historical considerations. Historical structures and sites shall be preserved and safeguarded.
3. Drainage and Grading. All lands used as a mobile home park shall be well drained, of ample size and free from heavy or dese growth of brush or weeds. The land shall be properly designed and graded to insure proper drainage during the following rainfall and so as to be free at all times from standing water.
4. Park Units. Each mobile home park unit shall contain a minimum of 10,000 square feet in area and shall be a six inch (6") thick concrete base with re-enforced mesh upon which the mobile home shall be placed. Having a minimum size equal to the footprint size of the mobile home. No more than one mobile home shall be sited upon any one park unit. Setbacks from interior streets, park units, lot lines and other mobile homes shall be adequate to insure proper lighting, air and privacy. Each park unit shall have direct access to an interior park road. No park unit shall be located within 50 feet of any public highway or public street line, nor within 25 feet of any adjacent property line or 50 feet of any adjacent dwelling house.
5. Park Roads. Park roads shall have at least 50 foot right-of-way with a treated double penetration macadam surface of at least 20 feet. Roads shall be laid out to provide for safety in circulation in consideration of movements of pedestrians and shall be designed to minimize conflicts between pedestrian and automobile movements.
6. Parking. Adequate off street parking shall be provided.
7. Sidewalks. Sidewalks or paths from units to focal points, including recreation areas, service areas, parking area, or bus stops, shall be provided.
8. Water. Suitable and sufficient water service shall be provided to each park unit which water service shall meet or exceed all State and Local Health department standards.
9. Sewage and Wastewater. Sewage and wastewater disposal services shall be provided to each park unit and shall be designed and installed in accordance with all State and Local Health Department standards and procedures.
10. Solid Waste. Provision shall be made for safe and convenient solid waste disposal consistent with state and local regulation.
11. Utility Service and Connection. Proper weather proof electric service connections and outlets shall be provided to each park unit. Telephone lines shall be underground.
12. Street Lighting. Adequate street lighting shall be designated and installed.

13. Buffer Zones. Adequate separation and screening shall be designed and provided to maximize visual and auditory isolation of the mobile home park.
14. Landscaping. Natural features shall be integrated into the park plan when possible and vegetation and trees encouraged. Individual park units shall provide natural vegetation and require mobile home skirting.
15. Service Concessions. Convenience concessions may be required as necessary.
16. Recreation. Recreational facilities may be required as necessary.

Section 6. Effect on Existing Mobile Home Parks

This Local Law shall be inapplicable to any mobile home park which is lawfully sited and used within the Town as of the date of his local law becomes effective provided however that the permit shall be deemed abandoned, expired and terminated for any mobile home park which is not regularly and continuously occupied for a period of one year or more. Any resiting or resumed use of any such mobile home park shall require the issuance of a new special use permit in accordance with the provisions of this Local Law.

Section 7. Repealer.

This Local Law shall supersede and replace Local Law No. 4 of 1999 of the Town of Pittstown and said Local Law No. 4 of 1999 is hereby repealed.

Section 8. Validity.

If any provision of this Local Law shall be adjudged invalid the same shall not affect the validity of this Local Law as a whole or any part or provision thereof other than the part adjudged invalid.

Section 9. Effective Date

This Local Law shall take effect upon its filing with the New York State Secretary of State.