

A Local Law to Update the Town of White Creek Mobile Home Ordinance.

Purpose: To update the mobile home ordinance to be consistent with the updated site plan review law. Both are updated pursuant to the adopted Town of White Creek Comprehensive Plan. Mobile home parks, travel trailer parks, and mobile homes not in a mobile home park are now reviewed under the site plan law by the Planning Board.

The Town Board of the Town of White Creek hereby amends the following sections of the White Creek Mobile Home Ordinance as follows:

1. Remove current Section 5 and replace Section 5 with new requirements as follows:

Section 5. Application for License for Mobile Home Park or Travel Trailer Park

- 5.1 All mobile home or travel trailer park applications shall require a Town of White Creek Mobile Home Park/Travel Trailer Park License. Prior to licensing, all such applications shall be submitted to and approved by the Planning Board pursuant to the Town of White Creek Site Plan Law.
- 5.2 All mobile home parks, travel trailer parks, and mobile homes outside a mobile home park shall now require site plan review approval by the Town of White Creek Planning Board prior to issuance of any building permit by the Safety Inspector. All such uses shall meet all requirements of both the site plan law and the mobile home ordinance.
- 5.3 Subsequent to Planning Board site plan approval, an application for a mobile home park or travel trailer park shall submit an application for a license to the Town Clerk.
- 5.4 Such application for a license shall be accompanied by the proper application fee as may be established by the Town Board.

2. Remove current Section 6 and replace Section 6 with new requirements as follows:

Section 6 Licensing Procedure for Mobile Home Parks and Travel Trailer Parks

- 6.1 Upon receipt of a license application as hereinabove provided, the Town Clerk shall indicate the date of receipt thereon and promptly transmit one copy of the application and all accompanying plans and specifications and other supporting documents to the Safety Inspector, and one copy thereof to the Town Board.
- 6.2 The Town Board shall within ninety (90) days of the receipt of the application by the Town Clerk, review the findings of the Planning Board, and by resolution indicate its approval or disapproval of the application. The Town Clerk shall notify the applicant of the White Creek Town Board's decision, in writing, within five (5) days thereof.
- 6.3 If the application is approved by the Town Board, the Town Clerk shall, upon receipt of the applicable license fee herein provided, issue a license to be effective from the date thereof through

the next 31st day of December. Such license shall specify the number of mobile home or trailer lots which may be used in the park to which it pertains.

6.4 No such license shall be transferable or assignable.

6.5 Upon completion of the park, the Safety Inspector shall notify the Town Board of his determination that the work was properly performed, the water supply conforms to the necessary town and state standards, the sanitation system is properly installed and conforms to all local, county and State regulations. Upon confirmation that all requirements have been met, the Safety Inspector shall issue a Certificate of Occupancy for this park.

3. Remove current Section 7 and replace Section 7 with new requirements as follows:

7.1 Any person holding a license for a mobile home park or trailer park and desiring to add additional lots to such park shall file for an amended site plan approval with the Planning Board and a supplemental license with the Town Board.

7.2 The application for such site plan and license shall be considered in the same manner as in an application for a license for a new mobile home or travel trailer park as provided in section 5 and 6 hereof. All supplemental licenses shall be effected from the date of issue until the 31st day of the next succeeding December.

4. Remove Section 12, Section 13, Section 14, Section 15, and Section 16

5. The Board authorizes the duly appointed Safety Inspector to issue all Certificates of Occupancy for all mobile home parks, travel trailer parks, and for mobile homes not in a mobile home park, instead of the Town Board.

6. Change Section 3.8 (Definition of "Permit to Occupy"): A written permit granted by the White Creek Safety Officer at no charge..."