

Adoption of the following resolution was moved by
Justice Stickle, and seconded by Justice Doty:

BE IT RESOLVED AND ORDAINED by the Town Board of the
Town of Candor, Tioga County, New York, as follows:

TRAILER PARK ORDINANCE, TOWN OF CANDOR

Title

Section 1.

This ordinance shall be known as the "Trailer Park
Ordinance, Town of Candor, Tioga County, New York".

Purpose

Section 2.

The purpose of this ordinance is to promote the health,
safety, morals and general welfare of the inhabitants of the
Town of Candor, Tioga County, New York by the regulation of
trailer parks within said Town.

Definitions

Section 3.

(a) "House Trailer" shall mean any vehicle used, or
capable of use, as a conveyance, which is so designed and
constructed as to permit occupancy thereof as a temporary
or permanent dwelling or sleeping place for one or more
persons, and which as originally constructed has no other
foundation than wheels or jacks.

(b) "Trailer Park" shall mean any tract of land with
common owner or lessee upon which three or more house trailers
are placed, or intended and laid out for the placement of three
or more house trailers, and shall include any building,
structure, tent, enclosure, or vehicle used or intended to be
used as part of the equipment or facilities of such park.

(c) "Trailer Lot" shall mean a unit of land used or
intended for the placement of a house trailer or a house

trailer and vehicle used to tow the same.

(d) "Person" shall include one or more individuals, a partnership, an association, and a corporation.

License

Section 4.

It shall be unlawful within the Town of Candor for any person to construct or operate a trailer park except upon compliance with the requirements of this ordinance and upon securing an annual license.

Application for License

Section 5.

Application for an annual license shall be filed with the Town Clerk on a form prescribed or provided by the Town Board and shall be accompanied by a license fee of \$10.00.

Section 6.

(a) The application for the original license shall set forth the following information:

(1.) Name and address of the person operating or proposing to operate the trailer park.

(2.) Name and address of the owner in fee of the tract. If the owner in fee is a person other than the applicant, there shall be annexed to the application a statement by such owner that he has authorized the applicant to construct or maintain the trailer park.

(3.) A statement by the person making application that he assumes full responsibility for the proper maintenance and upkeep of the trailer park and for full compliance with the requirements of this ordinance.

(4.) Map and accompanying data showing proposed or existing:

(a) Boundaries and dimensions of park area.

- (b) Location of entrances, exits, driveways and walkways.
- (c) Location and size of trailer lots.
- (d) Method and plan of sewage disposal.
- (e) Method and plan of garbage and waste disposal, including type and location of incinerator, if any.
- (f) Method and plan of water supply.

Section 7.

An application for renewal of any annual license shall be filed at least ten days prior to the expiration of the license, and shall set forth any changes, additions, improvements or alterations made in connection with the park since the issuance of the current license and also any change in the identity of the operator, or owner, or both.

Issuance of License

Section 8.

(a) If the trailer park for which application for license, or a renewal thereof, is made, is already in existence, the Town Health Officer and the Town Board, or its duly authorized representative, shall make an inspection thereof. If they find that the park meets the requirements of this ordinance, they shall so advise the Town Clerk in writing, and the Clerk shall thereupon issue the license.

(b) If the trailer park for which application is made is a proposed park, the Town Health Officer and the Town Board, or its duly authorized representative, shall inspect the plans submitted with the application and make a determination whether or not they comply with the requirements of this ordinance. If they find that they do so comply, they shall so advise the Town Clerk in writing, and the Clerk shall thereupon issue a temporary permit authorizing the person making application to

proceed with the construction of the park in accordance with the plans so approved. When such construction is completed, the person making application shall so advise the Town Clerk, and thereupon the Town Health Officer and the Town Board, or its duly authorized representative, shall inspect the park and make a determination whether it in fact complies with the requirements of this ordinance. If they find that it does so comply, they shall so advise the Town Clerk in writing, and the Clerk shall thereupon issue the license.

(c) Any additions to, or substantial changes or improvements in a Trailer Park shall be subject to inspection and approval by the Town Health Officer and the Town Board, or its authorized representative. It shall be the duty of the operator promptly to report any such additions, changes or improvements to the Town Clerk, who shall thereupon arrange for the necessary inspection.

(d) Each license or renewal thereof shall expire on the 31st day of December following the date of issuance.

Park Requirements

Section 9.

Every trailer park in the Town of Candor shall be constructed and maintained in accordance with the following requirements:

(1) The park shall be located on a well-drained site suitable for the purpose.

(2) Each trailer lot shall have an area not less than 2100 feet with a minimum width of 35 feet and a minimum depth of 60 feet. Each house trailer shall be located at least ten feet from any building or other house trailer, and at least three feet from any trailer lot line. No more than

one house trailer and vehicle used to tow the same may be placed on a single trailer lot.

(3) Each trailer lot shall be maintained at all times in a neat and orderly condition.

(4) Facilities shall be provided in each trailer park in accordance with the requirements set forth in the following sections.

Water Supply

Section 10.

In every trailer park a sufficient supply of pure, healthful water, approved by the New York State Department of Health, shall be provided, and written evidence of such approval shall be submitted to the Health Officer and filed by him with the Town Clerk. Such supply shall be piped to each trailer lot and convenient connections to each trailer shall be provided.

Sewage Disposal

Section 11.

All toilets, lavatories, sinks, baths, showers, and laundry facilities, whether contained within house trailers or separately provided in the trailer park, shall empty into a waste and sewage disposal system approved by the New York State Department of Health.

Garbage and Refuse Disposal

Section 12.

A metal receptacle with tight-fitting cover shall be provided for each trailer lot, shall be kept in a sanitary condition, and shall be emptied periodically. All garbage and waste materials from each trailer (other than waste disposable through the sewage system) must be deposited in such receptacle

or in an incinerator provided for the purpose.

Section 13.

The water and sewage disposal systems required under the foregoing sections hereof must at all times be of sufficient capacity to serve the total number of lots for which the park is designed, but connections need not be provided until lots are actually occupied.

Section 14.

Only house trailers which contain all necessary washing and bathing facilities for the use of the occupants, including flush toilet, sink, lavatory and either shower bath or bath tub, may be placed in a trailer park.

Section 15.

It shall be the duty of the licensee to notify immediately the Health Officer of the Town of Candor of any communicable disease in the park.

Section 16.

Attachment of a house trailer to the ground in any trailer park by means of posts, piers, foundation, or skirting shall be done in such manner that the trailer can be removed from the site within one week.

Compliance with Other Laws

Section 17.

In addition to the requirements set forth in this ordinance, the construction or operation of any trailer park shall be in compliance with all existing state and local statutes, ordinances, codes and regulations, including any zoning ordinance hereafter adopted for the said Town of Candor.

Enforcement

Section 18.

The Town Health Officer or any other duly authorized representative of the Town Board shall have authority to enter and inspect any trailer park at any reasonable time. If, upon such inspection, any violation of the provisions of this ordinance shall be discovered, the operator of the park shall be advised thereof and given such period of time as the Inspector deems reasonable to correct the condition constituting the violation. If he fails to do so within such period, the Inspector shall thereupon report the violation to the Supervisor of the Town. The Supervisor shall thereupon cause to be served on the operator, personally, a notice requiring him either to correct or remove the condition constituting the violation forthwith, or, to show cause before the Town Board at a date, time and place specified in the notice why his trailer license should not be revoked by reason of such violation.

Section 19.

If the violation shall continue, the Town Board shall convene at the date, time and place specified in such notice, hear the evidence of the violation and the evidence or explanation, if any, of the licensee, and shall then make its finding whether or not a violation of this ordinance had in fact occurred.

Section 20.

If the Town Board finds that a violation had occurred, it may immediately revoke the license to operate a trailer park or it may grant the licensee a further period of time in which

to correct or remove the condition constituting the violation. In the latter case, unless the licensee complies within the period of time so allowed to the satisfaction of the Health Officer and of the Town Board or its duly authorized representative, the license shall be deemed automatically revoked without further action by the Board.

Section 21.

Upon revocation of ^{the} license, the operation of the trailer park must cease, and all trailers must be removed therefrom within one week from ^{the} date of revocation.

Section 22.

Operation of a trailer park in the Town of Candor without license required by this ordinance, or after revocation of such license, shall constitute a misdemeanor, punishable by a fine of not more than Fifty Dollars (\$50.00), or by imprisonment for not more than thirty days, or both, In addition, such operation without a license may be enjoined in a proceeding for such purpose brought in behalf of the Town Board.

Savings Clause

Section 23.

Should any section, paragraph, sentence, clause, or phrase of this ordinance be declared unconstitutional or invalid for any reason by a Court of competent jurisdiction, the remainder of such ordinance shall not be affected thereby,

Exclusion

Section 24.

This ordinance shall not apply to a house trailer displayed for sale and not occupied.

Effective Date

Section 25.

This ordinance shall take effect ten days after the publication thereof and posting thereof by the Town Clerk pursuant to ^{the} applicable provisions of the Town Law.

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The question of adoption of the foregoing ordinance was put to vote with the following results:

In favor of adoption 4

Opposed 0

The Supervisor thereupon declared the ordinance adopted.