

TOWN OF PIERCEFIELD  
ST. LAWRENCE COUNTY, NEW YORK

HOUSE TRAILER AND CAMPING ORDINANCE

AN ORDINANCE REGULATING THE OPERATION OF HOUSE TRAILERS AND CAMPING FACILITIES WITHIN THE TOWN OF PIERCEFIELD UNDER AUTHORITY OF SECTION 130, SUBDIVISION 21 OF THE TOWN LAW.

BE IT RESOLVED AND ORDAINED by the Town Board of the Town of Piercefield, St. Lawrence County, New York, as follows:

SECTION 1 – TITLE

The title of this ordinance shall be known as “House Trailer and Camping Ordinance of the Town of Piercefield”.

SECTION 2 – PURPOSE

The purpose of this Ordinance is to regulate the maintenance of house trailers, campers, tents, and other camping facilities within the Town of Piercefield and to prescribe regulations for the parking and location of the same within the Town of Piercefield.

SECTION 3 – DEFINITIONS

(a) House Trailer. The term “House Trailer” as used in this Ordinance shall be defined as any vehicle or combination thereof, used, designated for use, or capable of being used as living quarters, whether propelled by its own power otherwise.

(b) The term “camping facilities” as used in this Ordinance shall be defined as any tent, camping trailer, camping van, truck camper, and any other equipment capable of being used as living quarters for temporary or permanent camping.

SECTION 4 – PERMIT

No owner or occupant of premises within the Town of Piercefield shall use or permit the use of premises for the use of a house trailer or house trailers or of any camping facilities, without obtaining a permit therefore, as hereinafter provided, except that any premises designated as campgrounds and approved by all appropriate agencies of the State of New York shall not be required to have a permit hereunder, nor shall the Town have any jurisdiction pursuant to this Ordinance over house trailers or camping facilities on lands owned by the State of New York.

SECTION 5 – ISSUANCE OF PERMIT AND FEES

**Application for Permit.** The application for each trailer permit shall be in writing and signed by the applicant and the owner of the premises. It shall state:

(a) The name and address of the applicant and, if the applicant shall be a partnership, the name and address of each partner, if the applicant shall be a corporation, the name and address of each officer and director thereof.

(b) The name and address of the owner or owners of such premises.

(c) The complete description of the premises upon which the house trailer or camping facility is proposed to be located. Each application shall be accompanied by a plot plan

prepared and drawn to scale, showing the exact proposed location of each house trailer or camping facility and all other buildings on said plot and the relative distances between the said house trailer's or camping facility's proposed location and the boundary lines of said plot and all other buildings on said plot. The application shall indicate the proposed water supply and sewer disposal systems and the types thereof. Such water and sewage disposal systems shall be of such type, style and size as shall be approved by the building inspector of said town and shall also, if required, be approved by the appropriate county and/or state health departments.

**Issuance of Permit.** The Town Clerk of the Town of Piercefield, upon the written application and upon the approval of the same, and upon receipt of the fees hereinafter provided, shall issue a permit to become effective from the date thereof and to continue in force indefinitely, unless revoked for cause, for the use of the premises therein specified, for the parking, storage or otherwise locating of house trailers and for the use of camping facilities. Such permit shall not be transferable or assignable. Each permit shall be issued only as to the house trailer or camping facility proposed to be located, and if the owner or occupant shall replace such house trailer or camping facility with another house trailer or camping facility, a new permit will be required. If a house trailer or camping facility for which a permit has been issued shall be relocated or moved, either on the same plot or to another plot within said township, a new permit shall be secured.

**Fees.** The applicant for any such permit shall, at the time of issuance thereof, pay to the Town a fee as established by resolution of the Town Board from time to time.

#### SECTION 6 – DISPOSAL OF SEWAGE AND OTHER WATER-CARRIED WASTE

All sewage and other water-carried waste shall be disposed of into a sewer system whenever and wherever the same is available. Where such connections are not available, disposal shall be into a private system which includes a sanitary means of disposal, the operation of which creates neither a nuisance nor a menace to health. A proper septic tank or cesspool with proper drainage shall be provided by the owner or occupant for each house trailer or camping facility.

#### SECTION 7 – WATER SUPPLY

Each house trailer or camping facility shall be equipped with proper water supply connected to a water district system where available and otherwise shall be supplied by its own independent driven well, the water from which shall be analyzed and approved by the St. Lawrence County Health Department and a certificate to that effect furnished to the Town Clerk.

#### SECTION 8 – ELECTRIC SERVICE AND CONNECTIONS

All electric installation in each house trailer or camping facility shall be approved by the New York State Board of Fire Underwriters and have a certificate issued by the same.

#### SECTION 9 – GARBAGE DISPOSAL

The owner or occupant of each house trailer or camping facility shall provide proper garbage disposal by means of metal storage cans with covers and regular removal of accumulation of garbage from the premises.

#### SECTION 10 – APPLICATION OF THIS ORDINANCE TO EXISTING HOUSE TRAILERS

Any house trailer parked, stored, or otherwise located within the Town of Piercefield prior to the effective date of this Ordinance, and occupied as a dwelling may remain in position or place in which they are then parked, subject to the existing ordinances of the Town of Piercefield, provided, however that no such house trailer shall be moved to a new location in the Town of

Piercefield except in compliance with the provisions of this Ordinance, and provided also that any owner or occupant of a house trailer originally parked, stored or otherwise located within the Town of Piercefield may replace the same with a new house trailer located on the same plot of ground and in the same general location. The owner of an existing house trailer replacing the same with a new house trailer shall file a plot plan with the Town Clerk showing the dimensions of any new trailer and its location upon the building lot.

#### SECTION 11 – HIGHWAY PARKING PROHIBITED

No house trailer or camping facility shall be parked or allowed to remain upon any public highway or private way in the Town of Piercefield.

#### SECTION 12 – TEMPORARY PARKING

(a) Any owner of land who shall have begun the construction of a dwelling house for his own use and occupancy upon a parcel of land located in the Town of Piercefield may apply to the Town Clerk and be granted a permit to park a house trailer upon said parcel during the erection of said dwelling house. The aforesaid permit shall be issued by the Town Clerk for a period not in excess of six months from the date of issuance thereof or until such dwelling shall have been completed for occupancy, whichever is the shorter period. Said permit shall be extended by a letter from the Board for a period not exceeding an additional six months from the date of expiration. Said permit shall be granted upon payment of a fee as provided by the Town Board. All of the other provisions with reference to the issuance of a permit for house trailers shall be waived.

(b) Any owner or occupant of land or contractor engaged by the owner or occupant of land located in the Town of Piercefield, may use a house trailer as a field office or dressing room for workmen on construction projects, provided however that the contractor, owner, and/or occupant of the trailer or land upon which it is situated, shall apply to the Town Clerk and after compliance with the provisions of this Ordinance and payment of the fee set forth hereinafter, be granted a permit to park the said house trailer upon said parcel of land for the duration of the particular work project. The aforesaid permit shall be issued for a period not to exceed one year from the date of issuance thereof or until the work project is completed, whichever is the shorter period. The said permit may be extended for a period of one year or until the work project has been completed, whichever is the shorter period.

#### SECTION 13 – PENALTIES

Any person who violates any provision of this Ordinance shall be guilty of an offense punishable by a fine of not more than one hundred dollars (\$100.00) and not more than thirty (30) days imprisonment. In addition, the violation of the ordinance, or any of the provisions thereof, shall subject the person, firm, or corporation violating the same, to civil penalty in the sum of fifty dollars (\$50.00), to be recovered by the Town of Piercefield in a civil action, and to revocation of any permit issued to such person hereunder. Each violation of this ordinance or any of its provisions shall constitute a separate and distinct violation.

#### SECTION 14 – ISSUANCE OF PERMIT NOT A WAIVER

Issuance of a house trailer or camping facility permit pursuant to the provisions of this Ordinance shall not be deemed to waiver compliance by the holder thereof, by the property owner or by any occupant of said house trailer or camping facility, of any statute of the State of New York or ordinance or health regulation of the County of St Lawrence or the Town of Piercefield.

#### SECTION 15 – VALIDITY

If any section, paragraph, subdivision, or provision of this Ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid or unconstitutional.

#### SECTION 16 – EFFECTIVENESS OF ORDINANCE

This ordinance, as amended, shall take effect ten days after posting and publishing thereof and immediately as against any person personally served with a certified copy thereof in accordance with the Town Law of the State of New York.