

Chapter 99

MOBILE HOMES AND MOBILE HOME COURTS

[HISTORY: Adopted by the Town Board of the Town of Skaneateles 3-12-1973 by L.L. No. 1-1973. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. 40.
Electrical standards — See Ch. 61.
Fire prevention — See Ch. 70.
Flood damage prevention — See Ch. 72.
Subdivision of land — See Ch. 131.
Water — See Ch. 146.
Zoning — See Ch. 148.

§ 99-1. Title.

This chapter shall be known as the "Mobile Home and Mobile Home Court Regulations of the Town of Skaneateles, 1973."

§ 99-2. Purpose.

It is the purpose of this chapter to promote the health, safety, morals and general welfare of the inhabitants of the Town of Skaneateles by the more efficient regulation of mobile homes and mobile home courts.

§ 99-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

ENFORCEMENT OFFICER — Such person as may be designated by the Town Board, from time to time by resolution, or his deputy or, if none is so designated, the Zoning Enforcement Officer.

MOBILE HOME — A transportable living unit used or designed to be used year around as a permanent residence and containing the same types of water supply, waste disposal and electrical systems as immobile housing; but it does not include:

- A. Recreational vehicles designed to be driven or towed by an automobile or pickup truck;
- B. Units designed for use principally as a temporary residence; or
- C. Prefabricated, modular or sectionalized houses transported to and completed on the site.

MOBILE HOME COURT — Any court, park, place, lot or parcel under single ownership which is improved for the placement of two or more mobile homes to be used as

permanent residences.

MOBILE HOME LOT — An area of land in a mobile home court rented for the placement of a single mobile home and any accessory structures incident thereto, including any open space required in connection with the placement of such mobile home. The area of such lot is to be measured from the right-of-way line or property line of a public street and from the pavement line of a private street.

MOBILE HOME LOT, WIDTH — The mean distance between the two side lot lines when measured perpendicular to the center line of the lot.

MOBILE HOME STAND — That part of a mobile home lot which has been reserved for the placement of the mobile home.

PERMANENT RESIDENCE — Residence for a period of 60 days or more.

SITE PLAN — A drawing(s) submitted to the Enforcement Officer as part of the application for a permit for a mobile home court and containing all the information required by this chapter in sufficient detail to enable the reviews required herein.

TEMPORARY RESIDENCE — Residence for any period less than 60 days.

§ 99-4. Permits required.

- A. Mobile home. Mobile homes will be permitted in the Town of Skaneateles only when located in duly authorized mobile home courts, except that under certain circumstances a temporary permit may be obtained as provided in this chapter.
- B. Mobile home court. Beginning with the effective date of this chapter, no mobile home court will be permitted which has less than six mobile home lots.
- C. Fees. Fees for permits shall be as set forth in this chapter; provided, however, that the Town Board, by resolution, may increase or decrease fees or provide for pro rata fees for part years.

§ 99-5. Single mobile home permits.

- A. The Enforcement Officer may issue a temporary permit for a single mobile home not located in a mobile home court only for a special-necessity farm mobile home; an interim-dwelling mobile home or a preexisting single mobile home.
 - (1) Special-necessity farm mobile home. This temporary permit may be issued upon proof of special necessity by reason of an employer-employee relationship between the owner of a farm and his tenant, where the farm owner desires to have the employee reside on the farm. The farm shall be a bona fide operating farm as defined in the Town of Skaneateles Zoning Ordinance of 1966, as amended, and the employee must be a full-time farm laborer. No more than six months from the termination of such farm use the mobile home must be removed, at the expense of the farm owner. The mobile home shall be located at the rear of the principal residence on the farm and shall not be on its own lot.

- (2) Interim-dwelling mobile home. This temporary permit may be issued for a mobile home to be used as an interim dwelling during construction of a permanent residence or in the event a permanent residence has been damaged or destroyed. The mobile home must be removed within 12 months from the date of issuance of the temporary permit. An extension may be granted by the Town Board, but this extension shall not exceed one additional twelve-month period.
- (3) Preexisting single mobile home.
 - (a) This temporary permit may be issued only for a mobile home actually installed and in use in the Town on the effective date of this chapter for which a valid permit is in force. The permit may be renewed annually so long as the mobile home and its use remain in compliance with this chapter. A validly issued permit for a preexisting single mobile home may not be transferred to a different parcel of land but may be transferred to a different mobile home on the same parcel or to a different licensee for the same mobile home on the same parcel. However, such transfer may be made only upon special permit from the Town Planning Board, issued upon written application, and following a written report of the Enforcement Officer of an inspection of the mobile home and determination by the Planning Board that the mobile home complies with this chapter.
 - (b) A single mobile home for which a valid permit is in force on the effective date of this chapter shall be considered a preexisting single mobile home if it is installed and in use in compliance with the requirements of this chapter no later than the end of the first succeeding permit year.
- B. If a single mobile home is abandoned or not occupied for a period of one year, the mobile home must be removed from the Town at the expense of the owner of the mobile home or of the parcel of land on which it is located.
- C. Pertinent limitations of the Zoning Ordinance of the Town of Skaneateles, as the same may be amended from time to time, shall apply to such single mobile homes. Expandable rooms, enclosed patios, garages or structural additions, patios, carports and individual storage facilities shall be included as part of the mobile home in determining required side and rear yard size and coverage.
- D. The mobile home shall be supplied with potable water from a public water supply or one approved by the County Health Officer. An adequate and safe sewage disposal system, approved by the County Health Officer, shall be provided.
- E. The mobile home shall be provided with a mobile home stand or foundation capable of containing the mobile home in a stable position. The size of such stand shall be suitable for the mobile home it is to contain. Except for an interim-dwelling mobile home, such stand or foundation shall be a reinforced-concrete slab or similar impenetrable material or piers of concrete or masonry set below the frost line. The

mobile home stand or foundation shall be provided with anchors or tie-downs capable of securing the stability of the mobile home. The anchors and tie-downs shall be placed at least at each corner of the stand or foundation and shall be securely attached to the mobile home.

- F. The mobile home shall be provided with skirts to screen the space between the mobile home and the ground, which skirts shall be of permanent material finished to conform to the mobile home.
- G. Application for permit. Written application for a mobile home permit shall be filed with the Enforcement Officer and shall state:
 - (1) The name of the applicant.
 - (2) The make, year and serial number of the mobile home.
 - (3) The street, number or other description of the exact location of the property on which the mobile home is to be located, together with the name and address of the owner of the mobile home and the owner of the property.
 - (4) A location survey must be submitted with the application to demonstrate compliance with this chapter and with the Town Zoning Ordinance, including setback, side line and lot area requirements for the zone within which the mobile home is to be placed.
 - (5) Such other information and written approvals as may be requested by the Enforcement Officer to determine compliance with this chapter.
- H. Fees. The applicant shall pay a fee to be fixed, from time to time, by resolution of the Town Board. [Amended 12-10-1985 by L.L. No. 11-1985]
- I. Permit period. A temporary mobile home permit, if issued, shall be effective from the issuance date to the next succeeding May 31.

§ 99-6. Mobile home court permits.

- A. Application for permit. Written application for a permit for a mobile home court shall be filed with the Enforcement Officer. Said permit shall be issued by the Enforcement Officer only upon written authorization from the Town Planning Board or written authorization from the Town Board, in the event of an appeal from a negative Planning Board determination. (See § 99-18, Appeals.) Applications shall include the following:
 - (1) The name and address of the applicant, if an individual, and the name and address of principal officers, if a corporation.
 - (2) The name and address of the owner of the land upon which the mobile home court is to be located.
 - (3) A complete plan of the proposed mobile home court, showing how it is designed in conformity with the requirements of §§ 99-7 through 99-13 of this chapter.

- (4) Plans of all buildings, improvements, facilities and landscaping existing or to be constructed or installed within the mobile home court.
 - (5) A written statement from the County Health Officer that the court will comply with New York public health laws relative to water supply and sewage disposal facilities.
 - (6) A copy of all proposed restrictions, rules and regulations to be imposed on occupants of the mobile home court.
 - (7) Such further information and written approvals as may be requested by the Enforcement Officer to determine if the proposed court will comply with the requirements of this chapter.
- B. Procedure. The application and all accompanying plans shall be filed in triplicate, and the following procedure shall apply:
- (1) The Enforcement Officer shall refer two copies of the application to the Planning Board for review of the layout and design of the proposed court.
 - (2) Such Planning Board review shall be made within the general terms and requirements of this chapter and shall be concerned with such things as the appropriateness and quality of the overall site plan in terms of natural features and the most effective use of the site, the suitability of proposed landscaping, the usefulness of proposed recreation areas and the general visual character of the court. In addition, the Planning Board shall determine that the proposed mobile home court complies with all the requirements of §§ 99-7 through 99-13 of this chapter.
 - (3) Within 45 days from the receipt of an application for a mobile home court, the Planning Board shall hold a public hearing on said application, notice of which public hearing shall be published once in the official newspaper of the Town not less than seven days before the hearing.
 - (4) Within 45 days from the date of the public hearing, the Planning Board shall approve, approve with conditions or disapprove the mobile home court application and return this determination to the Enforcement Officer.
 - (5) Upon receipt of a determination of approval or approval with conditions, the Enforcement Officer shall immediately issue a permit.
 - (6) Enlargement of existing mobile home courts shall follow the same procedure as required for new mobile home courts.
- C. Application for renewal of permit. Upon application, in writing, for renewal of a permit and upon payment of the annual permit fee, the Enforcement Officer shall renew such permit for another year. Such renewal will be issued only if the mobile home court has been constructed in accordance with approved plans and if all conditions attached to the initial approval have been met or, for courts existing prior to the adoption of this chapter, that no uncorrected notice of violation has been issued by the Enforcement Officer.

- D. Fees. The applicant shall pay to the Enforcement Officer a fee as fixed, from time to time, by resolution of the Town Board for each mobile home lot in the court, whether presently occupied by a mobile home or not. These fees must be paid before May 1 of each year simultaneously with the submittal of the renewal application. If the application is denied, the fees will be returned. [Amended 12-10-1985 by L.L. No. 11-1985]
- E. Permit period. The annual permit period shall be from June 1 through May 31 of the succeeding year.

§ 99-7. Environmental requirements.

- A. Location. Mobile home courts may be located only when a permit has been issued in accordance with the provisions of this chapter.
- B. General requirements. Soil conditions, groundwater level, drainage and topography shall not be such as to create hazards to the property or the health and safety of the occupants. The site shall not be exposed to objectionable smoke, odors or other adverse influences, and no portion shall be subject to flooding or excessive settling or erosion.
- C. Soil and ground cover requirements. Exposed ground surfaces in all parts of any mobile home court shall be paved, surfaced with crushed stone or other solid material or protected with grass or plant material capable of preventing erosion and of eliminating objectionable dust. Each mobile home lot shall be provided with at least one living tree of not less than two inches caliper. All proposed landscaped areas shall be clearly indicated on the plan, and the type of treatment (grass, shrubs, ground cover, etc.) shall be specified.
- D. Areas for nonresidential use.
 - (1) No part of any court located in a residential district shall be used for nonresidential purposes, including mobile home sales, except as required for the direct servicing, management and maintenance of the court.
 - (2) If facilities are provided for servicing, maintenance and management, including laundry facilities, said facilities shall be landscaped with trees and shrubs and shall provide adequate off-street parking space.
 - (3) Nothing contained in this section shall prevent the sale of a mobile home connected to water, sewer and electrical distribution and collection systems and located on a mobile home stand within the mobile home court.
- E. Density and lot size. The density of development in a mobile home court shall not exceed six mobile homes for each gross acre of land included in the court. Generally, mobile home lots shall be a minimum of 6,000 square feet in area and shall have a minimum width of 55 feet. In special cases where unusual court design provides for wider streets or a greater amount of usable recreation or public open space than required by this chapter or when other special conditions exist, the Planning Board may approve a reduction in lot size. In no case, however, shall the

gross density of six mobile home lots per acre be exceeded, nor shall the lot area be reduced below 5,000 square feet, nor shall the lot width be reduced below 45 feet.

- F. Required separation between mobile homes. There shall be a separation space of at least 38 feet maintained between a mobile home stand and any other mobile home stand on an adjacent lot. Separation distance will be measured on a line which is at right angles to the stand line at any point on the periphery of said stand.
- G. Setbacks, buffer strips and screenings.
 - (1) Mobile homes shall be located a minimum of 100 feet from the nearest public road or highway boundary.
 - (2) Mobile homes shall be located a minimum of 15 feet from the nearest pavement edge of any court street or group parking area.
 - (3) Mobile home courts located adjacent to existing manufacturing, business or single family residential land uses shall be screened from said uses by a decorative opaque fencing of sufficient height [generally about six feet] to be an effective visual barrier or by vegetative growth which will rapidly attain a height and density equal to the opaque fence.
- H. Mobile home stand.
 - (1) Such mobile home lot shall be provided with a mobile home stand or foundation capable of containing a mobile home in a stable position and constructed so that it will not heave, shift or settle unevenly under the weight of a mobile home. The size of such stand shall be suitable for the mobile home it is to contain. Such stand or foundation shall be a reinforced concrete slab or similar impenetrable material or piers of concrete or masonry set below the frost line.
 - (2) The mobile home or foundation shall be provided with anchors or tie-downs capable of securing the stability of the mobile home. Anchors or tie-downs shall be placed at least at each corner of the stand or foundation. The mobile home shall be securely attached to the anchors or tie-downs.
 - (3) The mobile home stand shall not have a grade in excess of 2% and shall have an adequate crown for surface drainage. Surrounding land shall be graded to provide drainage away from said stand.
- I. Walks and driveways.
 - (1) Each mobile home stand shall be provided with a walkway leading from the stand to the streets or to a driveway or parking space connecting to a paved street. Such walkway shall be provided with a smooth, hard, paved surface and shall have a minimum width of two feet. All common walkways in the mobile home court shall be provided with smooth, hard surface and shall have a minimum width of three feet.
 - (2) Driveways designed to serve a single mobile home site shall be at least eight feet wide, graded to eliminate standing water and with a paved or otherwise

durable surface.

J. Streets.

- (1) Street widths. Street widths shall be measured between the edges of the paved surface and shall meet the following minimum requirements:

Type	Minimum Width (feet)
One-way, no parking	14
One-way, parallel parking 1 side only	22
One-way, parallel parking both sides	30
Two-way, no parking	22
Two-way, parallel parking 1 side only	28
Two-way, parallel parking both sides	36

Note: If perpendicular or diagonal parking is used, a clear roadway width of at least 20 feet must be preserved.

- (2) Access streets. At points where general traffic enters or leaves the court, regardless of widths specified above, street widths shall be sufficient to permit free movement to or from the public highway, and, in no case, shall they be less than 24 feet wide for a distance of 50 feet from the edge of the public street. Parking along any internal street shall not be permitted within 50 feet from the pavement edge of a public highway.
- (3) Dead-end streets. Dead-end streets shall meet width requirements as specified in this section and, in addition, shall be limited to 500 feet in length and shall be provided with a vehicular turnaround.
- (4) Street construction and design standards. All privately owned streets shall be provided with a smooth, hard, dense surface which shall be durable and well-drained under normal use and weather conditions. Pavement edges shall be clearly defined, and grades shall be sufficient to ensure adequate surface drainage. Gutters or drainageways shall be provided along all streets to carry off stormwater.
- (5) Public highway. Any street in a mobile home court which is intended to be a dedicated public highway must have at least a sixty-foot right-of-way and be constructed in accordance with Town specifications.

K. Parking. Parking areas shall be provided in all mobile home courts for the use of court occupants and guests. Such areas shall be furnished at the rate of at least 1 1/2 car spaces for each mobile home lot, each space to be at least 180 square feet in area plus any required access and maneuvering space. Required car parking spaces

shall be so located as to provide convenient access to the mobile home. Parking areas shall be provided with a durable, well-drained surface which shall not be a source of mud or dust. Random parking on lawn areas shall not be permitted.

- L. Exterior lighting. All courts shall be furnished with adequate lights to illuminate streets, driveways and walkways for the safe movement of vehicles and pedestrians at night. All electric lines shall be underground.
- M. Telephone and television. When telephone and television services are to be provided to each mobile home lot the distribution system shall be underground.
- N. Recreation area. In all courts designed to accommodate 10 or more mobile homes, there shall be provided one or more developed recreation areas, which shall be easily accessible to all court residents. The size of such recreation areas shall be based on a minimum of 300 square feet of area for each mobile home lot.
- O. Storage areas. An enclosed storage facility containing at least one 150 cubic feet of space shall be provided on each mobile home lot. Such storage facilities shall be attractive and constructed of such materials as to resist damage from ordinary use and to prevent penetration of moisture and weather.

§ 99-8. Water supply.

- A. No mobile home court shall be permitted in any area of the Town where potable water service is not available.
- B. The water source shall be capable of supplying a minimum of 250 gallons per mobile home per day.
- C. The water distribution system shall consist of piping capable of supplying at least six gallons per minute at a minimum pressure of 20 pounds per square inch at each mobile home stand. In addition, the water supply system servicing the mobile home court shall be subject to the rules and regulations of the Town's fire prevention authority in the district wherein said mobile home court is located.
- D. An individual water connection shall be provided at each mobile home lot. The connection shall consist of a riser terminating at least four inches above the ground surface with two 3/4 inch valved outlets. Such riser pipe shall be protected within a concrete curb or by a concrete collar having a minimum thickness of three inches and extending 12 inches from the riser in all directions. Surface drainage shall be diverted from the local on of the riser.
- E. Adequate provisions shall be made to prevent freezing of service lines, valves and water riser pipes and to protect risers from heaving and thawing of ground during freezing weather.
- F. A shutoff valve shall be provided near the water riser pipe on each mobile home lot.

§ 99-9. Sewage disposal system.

- A. A mobile home court shall be provided with suitable and adequate sewage disposal

systems constructed in a manner approved by the County Department of Health.

- B. The system shall be designed to be adequate for a minimum flow of 250 gallons per mobile home per day.
- C. Each mobile home lot shall be provided with a sewer riser pipe at least three inches in diameter located so as to provide a suitable connection from the mobile home drain outlet. The riser shall extend at least four inches above the ground and shall be protected with a concrete curb or by a concrete collar at least three inches thick and extending 12 inches from the riser in all directions. The riser shall have an airtight connection with all outfall pipes of the mobile home on the site. Such connection shall be fitted with an airtight cap during periods of nonuse.

§ 99-10. Solid waste disposal.

- A. The storage, collection and disposal of solid waste in the mobile home court shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
- B. If group solid waste storage areas are provided for court occupants, they shall be enclosed or otherwise screened from public view and shall be rodent- and animalproof and located not more than 100 feet from any mobile home stand they are to serve. Containers shall be provided in sufficient number to properly store all solid waste produced.
- C. Any solid waste containers stored on individual mobile home lots shall be screened from public view and shall be rodent- and animalproof.
- D. Disposal of solid waste by burning is expressly prohibited.

§ 99-11. Electrical system.

- A. The complete electrical system shall comply with the "National Electric Code."
- B. Primary and secondary distribution lines shall be installed underground. Conductors shall be at least two feet below grade, properly insulated and protected from mechanical damage and located in a separate trench not less than one foot from water, sewer, gas or other service piping.
- C. A weatherproof overcurrent protection device and disconnecting means shall be provided for each mobile home lot. Service to each mobile home lot shall terminate in a weatherproof receptacle located adjacent to the water and sewer outlets. Receptacles shall be of the polarized type with a grounding conductor and shall have a four-prong attachment for 110/220 volts.

§ 99-12. Fuel supply and storage.

- A. All mobile home courts shall be provided with facilities for the safe storage of required fuels. All systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

- B. Natural gas system. Each mobile home lot provided with piped gas shall have an approved manual shutoff valve. The gas outlet shall be equipped with a cap to prevent accidental discharge of gas when the outlet is not in use.
- C. Liquefied petroleum gas system. A liquefied petroleum gas system shall be provided with safety devices to relieve excessive pressures and shall have at least one accessible gas shutoff valve located outside the mobile home. Liquefied petroleum gas containers installed on a mobile home lot shall be securely fastened to prevent accidental overturning and shall not exceed a capacity of two one-hundred-pound tanks. No liquefied petroleum gas container shall be stored or located inside or beneath any mobile home, carport or any other structure or within 10 feet from any doorway, unless such installation is specifically approved by the local fire protection authority. Location of liquefied petroleum gas containers on the mobile home lot shall be approved by the Planning Board.
- D. Fuel oil systems. All fuel oil storage tanks, whether provided as a bulk supply for a group of mobile homes or on each individual mobile home lot, shall be located underground and shall be supplied with permanently installed and secured piping.

§ 99-13. Fire protection.

- A. The mobile home court shall be subject to the rules and regulations of the fire district wherein said mobile home court is located. In addition, all roads and streets contained therein shall be kept free of obstructions so as to facilitate the passage of emergency vehicles at all times.
- B. For mobile home courts within a water district, fire hydrants shall be located within 500 feet of any mobile home, service building or other structure.
- C. Mobile home courts shall be kept free of litter, rubbish and other flammable materials.

§ 99-14. Miscellaneous requirements.

- A. Occupancy restrictions. No lot in a mobile home court shall be rented for a period of less than 60 days. No mobile home shall be used for dwelling purposes unless it is properly placed on a mobile home stand and connected to water, sewage and electrical facilities.
- B. Responsibilities of court management.
 - (1) The person to whom a permit for a mobile home court is issued shall operate the court in compliance with this chapter and shall provide adequate supervision to maintain the court, its grounds, facilities and equipment in good repair and in a clean and sanitary condition.
 - (2) The park management shall notify park occupants of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter and regulations issued hereunder.
 - (3) The park management shall supervise the placement of each mobile home on

its mobile home stand, which includes securing its stability and installing all utility connections.

- (4) The court management shall maintain a register containing the names of all court occupants and the make, serial number and year of each mobile home. Such register shall be available to any authorized person inspecting the courts.

C. Responsibilities of court occupants.

- (1) The court occupant shall comply with all applicable requirements of this chapter and shall maintain his mobile home lot, its facilities and equipment in good repair and in a clean and sanitary condition.
- (2) The court occupant shall be responsible for the complete skirting of his mobile home within 60 days of occupancy. Any materials used for skirting or for the construction of enclosed patios, garages or structural additions, patios, carports and individual storage facilities shall provide a finished exterior appearance.

§ 99-15. Inspection and enforcement.

- A. This chapter shall be enforced by the County Health Officer and the Enforcement Officer of the Town of Skaneateles, and said officers and their inspectors shall be authorized and have the right in the performance of duties to enter any mobile home court and make such inspections as are necessary to determine satisfactory compliance with this chapter and regulations issued hereunder. Such entrance and inspection shall be accomplished at reasonable times and, in emergencies, whenever necessary to protect the public interest. Owners, agents or operators of a mobile home court shall be responsible for providing access to all parts of the premises within their control to the Enforcement Officer or to his inspectors acting in accordance with the provisions of this section.
- B. It shall be the duty of the Enforcement Officer to make necessary inspections required for annual renewal of mobile home court permits, to investigate all complaints made of violations of this chapter and to request the Town Attorney to take appropriate legal action on all violations of this chapter.

§ 99-16. Revocation of permit.

Upon determination by the Enforcement Officer that there has been a violation of any provisions of this chapter, he shall serve upon the holder of the permit for such mobile home court or mobile home or the owner or occupant of the mobile home or of the land upon which the mobile home is located an initial order, in writing, directing that the conditions therein specified be corrected within 15 days after the serving of such order. If, after the expiration of such period, such conditions are not corrected, the Health Officer or the Enforcement Officer shall serve a notice, in writing, upon such person requiring him to appear before the Town Board of the Town of Skaneateles at a time to be specified in such notice [not less than 24 hours after service of such notice] to show cause why such permit should not be revoked or remedial action be taken. The Town

Board may, after a hearing at which the testimony and witnesses of the Health Officer, Enforcement Officer and such person shall be heard, revoke such permit or take remedial action if the conditions described in the initial order are violative of this chapter and have not been corrected. Service of any such order or notice may be personal delivery or by mailing to the address stated in the application for the permit.

§ 99-17. Variances.

Upon written appeal from any person applying for an initial mobile home court permit under the terms of this chapter and where there are practical difficulties, unusual circumstances or design innovations involved, the Town Planning Board shall have the authority to grant variances from any of the provisions and regulations relative to design and construction of said mobile home court except those regulations related to County Health Department requirements. In considering an appeal, the Board shall be guided by the circumstances of the situation and the intent of the applicant and shall act so as to protect the best interests of the community.

§ 99-18. Appeals.

Any person aggrieved by any decision of the Enforcement Officer in enforcing this chapter or by a determination of the Planning Board may take an appeal to the Town Board. The Town Board shall hold a public hearing on all such appeals conducted in accordance with Town Law, notice of which hearing shall be published once in the official newspaper of the Town not less than seven days before the hearing. A determination of the Planning Board shall be overruled only by a majority, plus one vote.

§ 99-19. Nonconforming mobile home courts.

- A. Any mobile home court existing on the effective date of this chapter and not conforming to the requirements set forth in this chapter shall be regarded as nonconforming.
- B. Any such nonconforming mobile home court in existence on the effective date of this chapter or permitted subsequently by variance granted by the Town Planning Board or, on appeal, by the Town Board may be continued provided such nonconformance is not enlarged.
- C. Nothing in this chapter shall require a change in the plans or construction of a mobile home court on which actual construction was lawfully begun or approved, in writing, by the Town Board prior to the adoption of this chapter.

§ 99-20. Penalties for offenses. [Amended 12-10-1985 by L.L. No. 11-1985]

Any person, firm or corporation who violates any provision of this chapter shall be guilty of an offense against this chapter and shall be subject to a fine for the first week's continuation of such violation or for any portion of that week, of not more than \$250 or imprisonment for 15 days, or both. In addition thereto, any person, firm or corporation who violates any of the provisions of this chapter or who shall omit, neglect or refuse to do any act required by this chapter shall severally, for each and every such violation,

forfeit and pay a civil penalty not to exceed \$100 a day for each day of the continued violation in excess of one week. The imposition of penalties for any violation of this chapter shall not excuse the violation or permit it to continue. The application of the above penalty or penalties for any violation of this chapter shall not preclude the enforced removal of conditions or of mobile homes prohibited by this chapter. The expense of such removal shall be an expense chargeable, in addition to the forestated criminal and civil penalties, to the offender and may be recovered in a civil court of appropriate jurisdiction.

§ 99-21. Severability; construal; compliance with other provisions.

- A. If any section, paragraph, subdivision or provisions of this chapter shall be determined by a court of competent jurisdiction to be invalid, such invalidity shall affect only the section, paragraph, subdivision or provision specifically adjudged invalid and the remainder of this chapter shall remain valid and effective.
- B. This chapter shall not in any way be construed to supersede or revoke any provision of the Town Zoning Ordinance, except that, in case of a conflict in reference to mobile homes or mobile home courts, this chapter shall prevail.
- C. In the event of the passage by the Legislature of New York State of a Mobile Home or House Trailer Construction Code governing the construction of mobile homes or house trailers, then all such mobile homes or house trailers located in the Town of Skaneateles thereafter shall comply with the state law as well as with these regulations.

§ 99-22. Repealer.

As of the effective date of this chapter, the Mobile Home and Mobile Home Court Ordinance, adopted September 12, 1967, shall be deemed revoked and repealed.