

TOWN OF CONSTANTIA
MINUTES – PROPOSED RECREATIONAL VEHICLE LAW MEETING – March 10, 2020
9:00 am Constantia Town Hall

Present: Kenneth Mosley - Supervisor
Richard Colesante, John Metzger, Thomas Moran– Council Members
Clare Haynes – Town Clerk
John T. Haynes – Code Enforcement Officer
Ken Macari – Chairman of the Board of Appeals

Absent: Frank Tomaino – Town Councilman

CALL TO ORDER:

At 9:00 am Mr. Mosley called the meeting to order with the pledge of allegiance.

DISCUSSION:

The town board members present thanked Mr. Macari for attending the meeting today, As the Board of Appeals will be having a direct impact with this new addition to the Land Development Law the board thought it was important to invite Mr. Macari to this meeting to make him aware of some of the possible changes that will be brought to the Board of Appeals for their review.

Mr. Colesante updated Mr. Macari with a little background as to the reason for the changes. The town has been struggling with this portion of the Land Development Law, Mr. Colesante and Mr. Metzger looked at other local laws to create what is being reviewed today. This has not been an easy process, but it is something that needs to be done and the board members would like Mr. Macari's input.

The issue at hand is people living in recreational vehicles on vacant lots, the major issue is septic, where is their black water going?

These proposed changes will not affect recreational vehicle campgrounds, in fact property owners are encouraged to place their recreational vehicles in certified campground.

Mr. Haynes, CEO gets a lot of calls asking if RV's or campers can be placed on a vacant lots, at the present time, Mr. Haynes just tells them this is not allowed. The major issue as stated above what they are doing with their waste, some will say they are using a portable tank. This is not acceptable to the County, an approved septic system is a must.

PROPOSED LAW:

The following was reviewed, changes are made with crossed and/or highlighted:

Section 1010.1 Recreational Camping Vehicles outside a Recreational Camping Vehicle Park

Recreational Camping Vehicles are seasonal and not designed for year-round living, therefore year-round occupation of such camping vehicle is prohibited. Recreational camping vehicles which are sited outside of a recreational camping vehicle park shall comply with the following:

- See Article 2 – Definitions (Page 2)

1. Purpose

This law has been enacted for the purpose of promoting the health, safety and general welfare of the inhabitants of the Town of Constantia through the efficient regulation of recreational camping vehicles and to provide minimum standards and procedures for their placement, water supply, sewage disposal, and use.

2. Standards

- a. Any recreational camping vehicle sited on private land, ~~shall not~~ **can be** occupied on said land for a period of ~~more than~~ **up to** 120 days ~~beginning May 1 to September 1~~ of any calendar year, **consistent with the permit issued by the code enforcement officer.**
- b. No more than one recreational camping vehicle shall be located on a conforming lot outside of a recreational camping vehicle park or campground. One recreational camping vehicle can be stored on the site of a permanent residence. Storage of more than one recreational camping vehicle on a single vacant lot, unless on a recreational camping vehicle sales lot, is prohibited. Storage of any recreational vehicle other than at a permanent residence or permitted storage facility is prohibited.
- c. ~~Such~~ **Occupied** recreational camping vehicles may not be located within front, side or rear lot setbacks as required by Section 430 of ~~this law~~ the Land Development Law.
- d. No structural modifications or additions may be made for an individual recreational camping vehicle sited on private land outside of a recreational camping vehicle park or campground.
- e. The recreational camping vehicle must remain licensed, registered and inspected for highway use and at all times must remain capable of use on public highways.

- f. If the recreational camping vehicle is occupied for more than two weeks, an approved septic system will be required.**

3. Procedures

- a. Such siting and occupancy of a recreational camping vehicle on private land outside of a campground shall be subject to a permit, issued by code enforcement officer, subject to annual renewal, which term shall run from January 1 to December 31.
- b. The applicant shall provide a completed application form and permit fee to the ~~town clerk, who shall refer the application to the~~ code enforcement officer. The completed application form shall include a proposed site plan, drawn to scale or indicating all dimensions, and shall show the dimensions of the lot; the location of all existing buildings; and all-natural water courses, ponds, wetlands and floodplains. The application shall indicate the proposed date of siting and removal of the recreational camping vehicle. The applicant shall provide information regarding proposed plans for access to potable water and sanitary sewage disposal. Sewage disposal systems are subject to approvals by the Oswego County Health Department.
- c. Prior to any site preparation, the code enforcement officer shall conduct an on-site inspection. To assist the code enforcement officer, the applicant may be required to locate stakes on the site in conformity with information shown on the site plan.
- d. The cost of any site inspections, tests or professional consulting needed to comply with this section shall be paid by the applicant. Upon a determination by the code enforcement officer that the proposal has met all the requirements of this law, the code enforcement officer shall, within seven days, issue the permit. The permit shall be prominently displayed on the recreational camping vehicle such that it may be seen from the exterior of the vehicle.
- e. If it is determined by the code enforcement officer that a recreational camping vehicle has not been sited in accordance with the site plan as shown in the application, or that any of the conditions of the application have been violated, the issued permit shall be revoked until such time that the site is corrected to the satisfaction of the code enforcement officer. Upon the revocation of a recreational camping vehicle permit, the occupancy of the recreational camping vehicle shall be immediately terminated, and the recreational camping vehicle removed from the premises.
- f. Any recreational camping vehicles on private land which ~~are~~ is not in compliance as of the date of adoption of this law or subsequent amendments shall have until December 31, 2020 to come into compliance.
- g. No recreational vehicle shall be used as an addition to a residential or commercial building.
- h. No recreational vehicle shall be used for the purpose of housing animals (domestic, wild/or farm).
- i. Wood stoves shall not be permitted in any recreational vehicles.

4. Exemption/Waiver

Special events will be exempt from the Recreational Camping Vehicle law, but not from the New York State Sanitary Code and may still require additional permits from the Oswego County Health Department. This involves events that are held for a short period of time, 1 to 2 days, but not to exceed 7 days on residential properties and/or properties with buildings. A special event could be a Ceremonial Gathering (i.e. Weddings, Church Event, Family Reunions); Sports Event (i.e. Race, Fishing Derby' s, Bike/Car Rallies); Culture Events (i.e. Concerts). Special Events that have 3 or more recreational camping vehicles on the premises, the property owner must provide a suitable sanitary facility. The property owner shall not charge fees for placing recreational camping vehicles on the property; otherwise they will have to abide by current laws and regulations for operating an approved camp ground. Recreational camping vehicles remaining on the premises beyond 7 days will be subject to a fine of not less than \$100.00. To obtain this Exemption / Waiver, a Special Event permit must be filed with the Constantia Town Clerk not less than 7 days prior to the event. The Town Clerk will promptly e-mail a copy of the permit to the Town Code Enforcement Officer. Failure to file for a permit will result in a fine of not less than \$100.00.

ADJOURN:

At 11:45 am the meeting adjourned, next meeting set for Tuesday, April 7th at 9am.