

Town of Windsor Planning Board

Meeting of February 29, 2014

The regular monthly meeting of the Town of Windsor Planning Board was called to order at 7:38pm. Present from the board were Chair Shelly Johnson Bennett, Carl Gordon, Eve Neureuter, Doug Saunders, Fran Stone and Secretary Bruce Cameron. Also there was Code Enforcement Officer Dave Brown.

On the motion of Mrs. Neureuter and seconded by Mr. Saunders, the board approved the minutes of its Feb. 11 meeting with the following deletion (shown in strikethroughs) in the proposed Local Manufactured/Mobile Home Park Law's Section 9: Standards part E) Miscellaneous Requirements b. Tenant Storage. A maximum of eighty (80) square feet (a maximum of seven (7) feet in height) of tenant storage shall be provided on the lot or in compounds located within a reasonable distance, ~~generally not more than one hundred forty four (144) feet from each lot.~~ Storage facilities shall be designed in a manner that will enhance the appearance of the park and shall be approved by the town's CEO.

Mr. Saunders said he reviewed Health Department requirements for manufactured/mobile home parks at http://www.health.ny.gov/regulations/nycrr/title_10/part_17/. It was noted that the proposal is more stringent than state regulations. Code Enforcement Officer Brown said he had discussed the proposal with the NYS Department of State and sections can be more stringent than state regulations.

The board then turned to Chapter 64: 19-22 in the Town Code Book regarding Mobile Homes and Trailers. Code Enforcement Officer Brown suggested these sections be incorporated into the proposed Local Manufactured/Mobile Home Park Law. Members decided to include Section 64-19 Mobile homes outside parks in the proposed law as Section 16 and it tightened the verbiage saying the manufactured/mobile home will meet the state Building Code for a single-family residence. Chapter 64-20 was inserted as Section 17 Building Permits with one minor change in addition to eliminating the phrase "that the mobile home will be placed upon an individual lot of at least fourteen thousand (14,000) square feet and a minimum lot width of ninety (90) feet and meet the setback requirements set forth in the town of Windsor's Zoning Ordinance for a single-family residence." For subsection B it again used the language of Section 9A1b regarding foundation standards. For subsection C, it used the language of Section 9A1c instead of 64-20C. For subsection D, verbiage was borrowed from 64-20 but "No manufactured/mobile homes shall be placed in the flood plain" was added. The language of 64-20E was modified for Section 17E to read: "Each manufactured/mobile home shall have skirting installed within thirty (30) days to

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screen the space between the home and the slab. Skirting shall be of permanent material such as metal or other solid material specifically designed for such use and as approved by the CEO and shall be finished to conform to the manufactured/mobile home. All skirting shall be constructed to prevent animal entry. No skirt shall be required where a perimeter foundation is employed.”

For 64-20F , which became Section 17F the language was changed to read “Each manufactured/mobile home building permit application shall contain a ~~sketch~~ *site plan* showing lot dimensions, setbacks, proposed location of the manufactured/mobile home and ~~description of~~ *engineered specifications* of the foundation. Chapter 64-21 License for trailer campgrounds was altered with RV replacing “trailer” throughout. Chapter 64-22 Trailer campground requirements were altered to eliminate the world trailer and became Section 19 Campground Requirements. The word “RV” was inserted in subsection A, the requirement of a public telephone was eliminated from subsection E, “pure water” was changed to “potable water” in subsection G. and inserted were subsection “H. Any area designated for a fire pit shall be in compliance with New York State Department of Environmental Conservation regulations” and subsection “I. Winter storage of any Recreational Vehicle must be outside the Flood Plain, winterized and not used as a residence.”

On the motion of Mr. Gordon, seconded by Mrs. Neureuter, the board unanimously referred the proposal to the Town Board for review and approval as well as eliminating Chapter 64 from the Town of Windsor Code Book.

The board adjourned at 9:57pm. Its next meeting will be Wednesday, March 26, at 7:30pm in the Town Hall.

Respectfully submitted,

Bruce Cameron, secretary