

(Please Use this Form for Filing your Local Law with the Secretary of State)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

STATE OF NEW YORK
DEPARTMENT OF STATE

FILED NOV 15 1985

[Signature]
Secretary of State

~~TOWN~~
~~TOWN~~
Town
~~VILLAGE~~

of Prattsville

Local Law No. 3-85 of the year 19 85

A local law For the Regulations of Buildings in the Town of Prattsville
(Insert title)

Be it enacted by the Town Board of the
(Name of Legislative Body)

~~TOWN~~
~~TOWN~~
Town
~~VILLAGE~~

Prattsville

as follows:

(If additional space is needed, please attach sheets of the same size as this and number each)

TOWN OF PRATTSVILLE

LOCAL LAW NO. 3 OF 1985

A LOCAL LAW FOR THE REGULATION OF BUILDINGS
IN THE TOWN OF PRATTSVILLE

SECTION I: TITLE

This local law shall be known and may be cited as the Town of Prattsville Building Law.

SECTION II: PURPOSES

It is the purpose of this law to promote the health, safety, and general welfare of the inhabitants of the Town of Prattsville, by proper regulation of new building.

SECTION III: REGULATIONS

All new buildings shall require a building permit. The Code Enforcement Officer will check boundaries and set back distances. Buildings will be at least seventy-five feet (75') from the center of the highway, and twenty-five feet (25') from property lines. Existing parcels of land with buildings will be exempt from these distance regulations. Any building to be reconstructed on the original foundation not conforming to set back law will have to be approved by issue of a variance by the Prattsville Planning Board.

Buildings with a crawl space will have a minimum of twenty-four inches (24") from the ground to the bottom of the floor joists.

All dwellings will be supported on masonry foundations extending forty-eight inches (48") below ground level or to

bedrock. Reinforcement rods shall be used in all foundations. Foundations on bedrock less than forty-eight inches (48") below ground level shall have the bedrock drilled so that reinforcement rods will tie the foundation to the bedrock.

No piers will be used to support the main part of a dwelling.

All mobile homes will be set on a concrete slab with eight inches (8") of gravel under the slab. A minimum of four inches (4") of concrete with reinforcement wire screen must be in the slab. A solid foundation may also be used instead of a concrete slab.

Tie downs are required for mobile homes using U-bolts of at least one-half inch (1/2") size set in concrete slab--U-bolts to be evenly spaced along the width of the mobile home. Mobile homes under forty feet (40') shall require three (3) tie downs per side.

Existing mobile homes are exempt from the foregoing regulations. A change of location of the mobile home on the same site shall require conformity with the above regulations.

All mobile homes must be skirted within sixty (60) days of enactment of this Local Law No. 3. Hay bales are not to be used for skirting and no tar paper is to be exposed.

Modular homes are to be placed on a masonry foundation or concrete slab with the same specifications as for mobile homes.

In existing buildings, renovations of less than one hundred forty-four square feet (144 sq. ft.) do not require a building permit, only inspection, unless it involves foundation work.

By securing a permit, occupied camp trailers may be parked

for sixty (60) days without tie downs or slab, renewable for an additional sixty (60) days. After this period of time said trailer shall be required to be on a concrete slab with tie downs secured to U-bolts of at least one-half inch (1/2") size set in a concrete slab.

A permit shall be required for the construction of house-type peaked roofs on flat roof mobile homes.

All variance requests to the foregoing regulations are to be made in writing to the Prattsville Planning Board for its consideration.

SECTION IV: PENALTY

Any violation of this law is hereby declared to be an offense and shall render the owner or owners of the land, the tenant thereof, or any other person guilty of a violation, liable to a fine of two hundred fifty dollars (250.00). Each thirty day period such violation is continued shall constitute a separate offense. The Town Board may also maintain an action or proceeding in the name of the Town of Prattsville in a court of competent jurisdiction to compel compliance with or to restrain the violation of this law.

SECTION V: SEVERABILITY

If any clause, paragraph, section or part of this local law shall be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof but shall be confined in the operation to the clause, sentence, paragraph, section or part thereof directly

involved in the controversy in which the judgment shall have been rendered.

SECTION VI: EFFECTIVE DATE

This Local Law shall take effect immediately and according to law.

(Complete the certification in the paragraph which applies to the filing of this local law and strike out the matter therein which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 3-85 of 1985

~~XXXX~~
of the ~~Town~~ City of Prattville was duly passed by the Town Board
~~XXXXXX~~
(Name of Legislative Body)

on November 11, 1985 in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval or no disapproval by Elective Chief Executive Officer,* or repassage after disapproval.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19_____

County _____
City _____
of the Town of _____ was duly passed by the _____
Village _____
(Name of Legislative Body)

on _____ 19_____ and was approved not disapproved
repassed after disapproval by the _____
Elective Chief Executive Officer *

and was deemed duly adopted on _____ 19_____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19_____

County _____
City _____
of the Town of _____ was duly passed by the _____
Village _____
(Name of Legislative Body)

on _____ 19_____ and was approved not disapproved
repassed after disapproval by the _____
Elective Chief Executive Officer *

on _____ 19_____. Such local law was submitted to the people by reason of a
mandatory referendum, and received the affirmative vote of a majority of the qualified electors voting
permissive general
thereon at the special election held on _____ 19_____, in accordance with the appli-
annual
cable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19_____

County _____
City _____
of the Town of _____ was duly passed by the _____ On _____
Village _____
(Name of Legislative Body)

_____ 19_____ and was approved not disapproved
repassed after disapproval by the _____ on _____
Elective Chief Executive Officer *

_____ 19_____. Such local law being subject to a permissive referendum and no
valid petition requesting such referendum having been filed, said local law was deemed duly adopted on
_____ 19_____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairman of the county legislative body, the mayor of a city or village or the supervisor of a town, where such officer is vested with power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19 _____ of the City of _____, having been submitted to referendum pursuant to the provisions of ~~§ 36~~ ^{§ 37} of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the ^{special} ~~general~~ election held on _____ 19 _____ became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as Local Law No. _____ of 19 _____ of the County of _____, State of New York, having been submitted to the Electors at the General Election of November _____ 19 _____, pursuant to subdivisions 5 and 7 of Section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and of a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.

Michael J. ...
Clerk of the County legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: *Nov 14, 1985*

(Seal)

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality.)

STATE OF NEW YORK

COUNTY OF *Seneca*

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

Charles H. ...
Signature
Attorney for the Town of *Leeds*

Date: *Nov 14, 1985*

County _____
City of *Leeds*
Town _____
Village _____