

non-recurring sales, for the sale of produce grown or harvested by the property owner where the subject sign is located, or for a church bazaar, political campaign, fund drive, parade, fair, firemen's field day or other event or undertaking conducted by a political, civic, religions, charitable or educational organization. Such temporary signs are not limited in size, however the signs shall be removed within 48 hours after the termination of the activity being advertised.

- (2) Announcement signs: one (1) temporary, unlighted, sign pertaining to a building which is under construction or where a structural alteration or repair is taking place, announcing the project or purpose for which the building is intended, including the names of architects, engineers, contractors, funding sources and others, provided that the sign shall not exceed sixteen (16) square feet.
 - (3) Real estate signs: one (1) temporary unlighted sign not over six (6) square feet in area pertaining to lease or sale of the property on which it is displayed.
 - (4) Signs that mark property boundaries, give directions for roads or trails, prohibit trespassing, hunting, fishing or off-road vehicles; or warn of hazards.
 - (5) Signs giving the name of the residents of a dwelling and its address: Such signs may be illuminated by external white light only and shall be no greater than four (4) square feet in dimension and limited to one (1) per dwelling.
- c. Signs Requiring A Permit: No sign listed below shall be erected, altered, or relocated, until a sign permit is obtained following Planning Board review and approval.
- (1) Signs shall be constructed of wood, plastic, metal, masonry or stone.
 - (2) No sign shall contain flashing, intermittent, rotating or moving lights, nor consist of other moving, fluttering or revolving devices such as pennants, banners, ribbons, or streamers. However, pennants, banners, ribbons, or streamers may be employed on an occasional, temporary basis, not more than three (3) times per year, for periods of one (1) week, to call attention to special business or related events such as "grand openings," "special sales," etc.
 - (3) No sign shall contain or employ day-glowing or other fluorescent paint or pigments

- (4) No building-mounted sign shall be erected or maintained which extends above the roof ridge of the structure
- (5) No sign shall be erected having a sign area greater than forty (40) square feet nor exceed a maximum height of ten (10) feet above the ground.
- (6) Not more than two (2) signs shall be erected or maintained relating to a single business or activity, except for directional signs that do not exceed four (4) square feet in sign area and which are limited to such texts as "Entrance," "Exit," "No Parking," etc. The total combined sign area of the two (2) permitted signs shall not exceed forty (40) square feet. For the purposes of this provision, a single business or activity shall include all businesses or activities subordinate to or integrated with that business or activity, located on the same premises as that business or activity. Where more than one (1) business or activity is maintained upon the same premises, each business or activity shall be limited to one (1) sign.
- (7) Off premise directional signs: not more than two (2) signs located off premise shall be erected of not more than two (2) square foot each and shall be of a brown background with yellow lettering. Where more than one (1) business or activity is maintained upon the same premises, all businesses or activities shall share the same signpost limited to a total of two (2) signs per signpost.
- (8) Free standing signs shall be placed so as not to obstruct the vision of motorists entering and leaving the premises or the visibility at any road intersection, and shall not interfere with the use and enjoyment of adjoining properties.
- (9) Any sign in existence on the date of this Ordinance's enactment may be replaced with a sign duplicating size, shape and design.

15. Mobile Home Parks

a. Park Standards

- (1) Soils, water table, drainage, and topographic conditions shall not create hazards to the environment, property, or the health or safety of the occupants and no site shall be approved where seasonal or prolonged wetness, flooding or erosion will be detrimental to the proposed use of the site.
- (2) There shall be an established buffer area of thirty-five (35) feet between the park's property line and any individual mobile home

site line within the park. These setback areas shall be landscaped, if necessary, to provide a year round visual buffer.

- (3) Exposed ground in all parts of the park shall be seeded or protected with indigenous vegetation in order to prevent soil erosion and dust while preserving water absorption qualities.
- (4) The ground surface in all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, attractive manner. Surface water shall be appropriately drained to protect buildings and structures and to prevent development of stagnant ponds or pools.

b. Accessibility

- (1) Each mobile home park shall be directly accessible from an existing street.
- (2) Where a mobile home park has more than twenty (20) lots, two (2) points of entry and exit shall be provided, but in no instance shall the number of entry and exit points exceed four (4). Each shall be located with a minimum distance of one hundred (100) feet between them for the safe and convenient movement into and out of the park, and to minimize interference with the movement of traffic on a public highway or street.
- (3) All entrances and exits shall be at right angles to the existing street.
- (4) All entrances and exists shall be free of all objects which would impede the visibility of the driver entering or exiting a street for a distance of twenty (20) feet from the edge of pavement of the street and park road.
- (5) All entrances and exists shall be of sufficient width (minimum thirty (30) foot radius) to facilitate the turning movements of vehicles with mobile homes attached.

c. Internal Streets, Driveways, and Walkways

- (1) No individual mobile home, within a mobile home park, shall have direct access to an existing public roadway.
- (2) Each park shall have improved streets to provide for the convenient access to all mobile home sites and other important facilities within the park.

- (3) The street system shall be so designed to permit the safe and convenient vehicular circulation within the park.
- (4) Streets shall be adapted to the topography and shall have suitable alignment and gradient for traffic safety.
- (5) All streets shall intersect at angles not less than 80°.
- (6) All streets shall be surfaced with an all-weather, dustless material.
- (7) All streets shall have a minimum paved width of eighteen (18) feet and contain two (2) four (4) foot shoulders.
- (8) An all weather, dustless driveway shall be provided for each mobile home lot. This driveway shall have a minimum width of nine (9) feet and a minimum length of twenty (20) feet.
- (9) There shall be a system of internal walkways to provide safe, convenient pedestrian access of adequate width to common facilities, service areas, and open space areas.
- (10) Except in cases of emergency, no parking shall be allowed on such streets.

d. Parking

Off-street parking spaces shall be provided at strategic and convenient locations.

- (1) There shall be two (2) contiguous parking spaces for each mobile home site within the park.
- (2) Each parking space shall consist of a 9'x 18' area and together shall provide for a minimum parking and maneuvering area of 324 sq. ft. for total parking and maneuvering.

e. Utilities and Service Facilities

The following utilities and service facilities shall be provided in each mobile home park which shall bear the stamp of approval of the New York State Department of Health or any other applicable responsible agency.

- (1) An adequate supply of potable water for drinking and domestic purposes, including laundering, shall be supplied by pipes to all mobile home sites and buildings within the park to meet the

requirements of the park's residents. Each mobile home site shall be provided with sufficient water connections.

- (2) Each mobile home site shall be provided with a sewer which shall be connected to the mobile home situated on the site, to receive the waste from all plumbing related sources in such home. The sewer shall be connected to a public sewer system or one approved by the New York State Department of Health, so as not to present a health hazard. Sewer connections in unoccupied sites shall be so sealed to prevent the emission of any odors and the creation of breeding places for insects.
 - (3) Each mobile home site shall be provided with weather-proof electric service connections and outlets which are a type approved by the New York State Board of Fire Underwriters.
 - (4) Garbage receptacles with tight fitting covers shall be provided in quantities adequate to permit the disposal of all rubbish. The containers shall be kept in sanitary condition at all times. The containers shall be located no further than two hundred (200) feet from any mobile home site. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure that such containers shall not overflow. Individual garbage receptacles and individual collection can be used instead of collective disposal and pick-up, if approved by the Planning Board.
 - (5.) Service buildings shall be provided as deemed necessary for the normal operation of the park. Such buildings shall be maintained by the owner or manager of the park in a clean, sightly and sanitary condition.
 - (6.) Mailboxes shall be clustered attractively and located near the main entrance roads.
- f. Open Space
- (1) Each mobile home park shall provide common open space for the use by the occupants of the park.
 - (2) Such open space shall be conveniently located in the park.
 - (3) Such space shall have a total area equal to at least ten (10) percent of the gross land area of the park.

g. Lighting

Every mobile home park shall be safely and attractively lighted as may be determined necessary by the Planning Board.

h. Fire and Building Code

All applicable requirements of the New York State Fire and Building Code shall be complied with.

16. Marinas

- a. No paved area, with the exception of boat launching ramps, may be located within twenty five (25) feet of the mean high water mark of the Hudson River.
- b. Marinas may not be operated between the hours of 10 PM. and 6 am.
- c. Lights from a marina may not illuminate adjacent properties or the waterbody greater than 25 feet from shore.
- d. Every marina shall provide restrooms for the use of its clientele. Such restrooms shall be maintained in a clean and orderly condition, and shall be available at all times whenever clientele or employees are utilizing the property.
- e. Each marina owner or operator is required to provide the following facilities for the disposal of sanitary wastes from vessels with on-board sanitary facilities: (i) on-site vessel pullout facilities, or proven access to pullout facilities, for use by vessels which use the services of the marina; and (ii) facilities for the disposal of waste from portable marine toilets, or proven access to such facilities, for use by vessels which use the services of the marina. Such facilities shall be designed, installed, operated and maintained to prevent the discharge of contaminants from portable marine toilets into the waters of the Hudson River or the ground from which they may flow into the waters of the Hudson River.

For the purposes of this subdivision, vessels using the services of the marina shall include vessels which moor, dock or are quick launched by the marina. Written proof of access to disposal facilities for a period equal to the life of the permit shall be required. Off-site facilities must be located within a reasonable distance of the marina.

- f. A boat cleaning area that is designed, operated and maintained in such a manner to prevent contamination of the waters of the Hudson River shall be provided, or boat cleaning shall be prohibited.

- g. Every marina shall provide water tight trash receptacles sufficient to accommodate all trash generated by the marina's customers or clientele. Such receptacles shall be maintained in a clean and orderly condition.
- h. Parking shall be required in accordance with Article XII. B. of this Ordinance. Parking for trailers shall be determined by the Planning Board.
- i. The marina operator shall provide the Planning Board with a maintenance program sufficient to keep all wharves, adjacent shoreline, water and the river bottom clean of debris.
- j. The marina operator shall provide the Planning Board with a landscape plan to minimize visual impact.
- k. The marina operator shall identify potential navigation hazards or conflicts with existing or adjacent uses such as swimming areas, and present a plan to minimize such conflicts.
- l. When applicable, proof of compliance with all applicable state and federal standards regarding bulk storage of gasoline and hazardous materials shall be provided. If applicable, no permit application shall be complete until proof of compliance is submitted.
- m. Each marina operator operating a petroleum sales facility shall submit a plan relative to the inspection and maintenance of petroleum storage facilities and all associated equipment, and appropriate measures relative to spill prevention and countermeasures. Each marina operating a petroleum sales facility shall, as part of such plan: (i) inspect all plumbing and related pumping equipment, not less than daily, to guard against leakage of petroleum products into the groundwater and waters of the Hudson River; (ii) train each person pumping motor fuels in procedures to guard against the spillage of such motor fuels into the waters of the Hudson River and procedures to respond to a spill; and (iii) maintain, in close proximity to the pumping facilities, such equipment as is necessary to respond to any spill of petroleum products into the waters of the Hudson River or onto land or structures where it may flow into the waters of the Hudson River.
- n. No dock shall be constructed in any configuration other than straight E, F, L, T or U-shaped.
- o. No dock shall exceed seven (7) feet in width.
- p. Every dock or wharf constructed shall have a minimum setback of twenty

(20) feet from the adjacent property line extended into the River on the same axis as the property line runs onshore where it meets the River, or at a right angle to the mean high-water mark, whichever results in the greater setback.

- q. No dock shall be constructed so as to interfere with normal navigation.
- r. No dock shall be constructed unless designed to withstand forces of flowing water, wave washes, and ice (if left installed year round).
- s. Any person owning, operating, or building a dock, wharf or mooring, shall be responsible for the complete removal of pilings, cribs, chains and blocks, floats and/or any other related components which are abandoned or fall into disuse.
- t. All persons shall comply with all conditions issued with any permit issued for the construction, operation or use of a marina. Failure to comply with any such condition shall be a violation, and grounds for the immediate revocation of the permit and/or the imposition of a fine for each day until the violation is corrected.
- u. A permit shall not be required for maintenance and repair of an existing dock, wharf or mooring if such repairs do not alter the size or shape of the dock or wharf. All repairs must conform to the requirements of this subpart.
- v. Any change in use of an existing marina which increases the number and/or types of vessels serviced shall require a modification to any previously issued permit.
- w. No person shall clean any vessel with chemicals or detergents where runoff into or contamination of the waters of the Hudson River is likely to occur.
- x. No person shall launch a vessel into the waters of the Hudson River without inspecting the vessel to ensure the detection of marine growth, including macrophytes (weeds), or any other hull contamination, and removing said growth and disposing of it so as to ensure that it is not discharged into the waters of the Hudson River.
- y. No person shall launch or operate a vessel on the waters of the Hudson River which is not permanently sealed to prevent the discharge of wastewater into the waters of the Hudson River.
- z. The regulated community should be aware that the construction of a dock, wharf or mooring may also require a permit from other agencies,

including The Department of Environmental Conservation and the U.S. Army Corps of Engineers.

17. Commercial Communications / Radio Towers

- a. Policy. No commercial communications/radio tower shall hereafter be used, erected, moved, reconstructed, changed or altered unless in conformity with these regulations. No existing structure shall be modified to serve as commercial communications/radio tower unless in conformity with these regulations.
- b. Site Plan. An applicant shall be required to submit a site plan in accordance with Article X. The site plan shall show all existing and proposed structures and improvements including roads, building, tower(s), guy wire anchors, parking and landscaping and shall include grading plans for new facilities and roads.
- c. Supporting Documentation. The Planning Board shall require that the site plan include a completed Visual Environmental Assessment Form (Visual EAF available from the Planning Board) consistent with SEQRA and documentation on the proposed intent and capacity of use as well as a justification for any clearing required. The Planning Board may require submittal of a more detailed visual analysis based on the results of the Visual EAF in addressing this sub-section and sub-sections (k) and (l) below.
- d. Shared Use of Existing Towers. At all times, shared use of existing towers shall be preferred to the construction of new towers. An applicant shall be required to present an adequate report inventorying existing towers within reasonable distance of the proposed site and outlining opportunities for shared use of existing facilities as an alternative to a proposed new tower.
 - (1) An applicant proposing to share use of an existing tower shall be required to document agreement by an existing tower owner to allow shared use.
 - (2) The Planning Board may consider a new commercial communications/radio tower where the applicant demonstrates that shared usage of an existing tower is impractical. The applicant shall be required to submit a report demonstrating good faith efforts to secure share use from existing towers as well as documentation of the physical and/or financial reasons why shared usage is not practical. Written requests and responses for shared use shall be provided.