

PROPOSED FOR POSSIBLE RE-INSTATEMENT- Seasonal Dwelling - Not for Publication

ARTICLE III, SECTION 305 – APPLICATION PROCEDURE FOR SEASONAL DWELLING PERMITS

DWELLING (SEASONAL) - A dwelling unit consisting of less than 850 square feet designed to be used principally for recreational use by the owner and inhabited no more than 180 days in any calendar year.

SECTION 305 – APPLICATION PROCEDURES FOR SEASONAL DWELLING PERMITS

- A. No Seasonal Dwelling Permit shall be issued unless a Site Plan has been submitted to and approved by the Planning Board.
- B. Applications for Seasonal Dwelling Permits – All applications must be filed with the Code Enforcement Officer prior to commencing such operation or activity. An application shall contain sufficient information to permit a determination that the proposed activity conforms to the requirements of this ordinance and other applicable codes as determined by the Site Plan Review.
- C. The Code Enforcement Officer is hereby empowered to issue a Seasonal Dwelling Permit where it is determined that such plans are not in violation of the provisions of this Ordinance or the Building Code of New York City.
- D. A dwelling unit consisting of less than 850 square feet, or a trailer, travel/camper/recreational vehicle located on a private lot or parcel may be permitted by special exceptions provided that;
1. It shall be used principally for recreational use by the owner. This term shall include hunting cabins, vacation cottages, vacation lodges and similar seasonal dwellings.
 2. It shall be inhabited no more than 180 days in any calendar year.
 3. It shall comply with all applicable setbacks and lot size requirements.
 4. It shall meet all relevant safety and sanitary codes.
 5. No more than one (1) trailer, travel/camper/recreational vehicle used as a Seasonal Dwelling shall occupy a private lot or parcel.
 6. A permit shall only be issued to the owner of the lot.
- E. Violations and Compliance – No Seasonal Dwelling Permit shall be issued for a property where there is an existing violation of this ordinance. Where activities fail to comply with the conditions set forth on the permit, or with applicable provisions of the Uniform Code, such permit shall be revoked or suspended.
- F. Issuance and Renewal – Seasonal Dwelling Permits may be issued for a maximum period of one (1) year and shall be subject to periodic site inspections and review. Permits shall be renewed by the

Code Enforcement Officer only upon verification that the permit is in compliance with the terms and conditions of the original Permit.

- G. Fees – Upon filing the application for a Seasonal Dwelling Permit, the applicant shall pay the appropriate application fee, as determined by the Town Board. There is a non-refundable fee, as determined by the Town Board , for Seasonal Dwelling Permit renewal, plus any direct costs related to verifying conformance to permit conditions.