

Town of St. Armand
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Supervisor
Davina Thurston

Deputy Supervisor
Karl Law

Town Council Members
Sheridan Swinyer
Donna Whitelaw
JP O'Neil

RESOLUTION #64 of 2025

INTRODUCTION OF PROPOSED LOCAL
LAW NO. 2 OF 2025 ENTITLED
"RECREATIONAL VEHICLE LAW OF ST.
ARMAND, NEW YORK"

Deputy Supervisor Karl Law, who moved its adoption, offered the following Resolution:

Upon the passage of a motion to consider from the floor, and the same appearing proper and necessary.

BE IT RESOLVED that the Town of St. Armand Town Board hereby introduces proposed Local Law No 2 of 2025 entitled "RECREATIONAL VEHICLE LAW OF ST. ARMAND, NEW YORK"
, reading and providing as follows:

"TOWN OF ST. ARMAND LOCAL LAW NO. 2 of 2025

BE IT ENACTED, by the Town of St. Armand Town Board as follows:

ARTICLE 1.

INTRODUCTION

Section 100. Enacting Clause

Pursuant to the authority conferred by Articles 2 and 3 of the Municipal Home Rule Law of the State of New York, the Town Board of the Town of St Armand hereby adopts and enacts the following law.

Section 105. Title

This law shall be known and may be cited as the "Recreational Camping Vehicle Law of the Town of St Armand, New York."

Section 110. Purpose

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

Section 115. Authority

By the authority of Article 2 and 3 of Municipal Home Rule Law of the State of New York, the Planning Board of the Town of St Armand is authorized and empowered to approve site placement and regulations of use.

ARTICLE 2.

DEFINITIONS

Section 200. General Definitions

Except when specifically defined herein, all words used in this law carry their customary meanings. Words in present tense include the future, words in the singular include the plural and the plural the singular, and the word "shall" is intended to be mandatory. As used in this local law, unless the context or subject matter otherwise requires, the following words shall have the following respective meanings:

Section 205. Specific Definitions

Campground: Land on which two or more campsites are located, established, or maintained for temporary occupancy by camping units of the general public as temporary living quarters for recreation, education or vacation purposes. A "camping unit" shall be considered any tent, lean-to, cabin or similar structure, or recreational camping vehicle, excluding mobile homes, established or maintained and operated in a campground as temporary living quarters for recreation, education or vacation purposes.

Dwelling: A building in which people live; a house with cooking, sleeping and sanitary facilities.

Enforcement Officer: Any individual appointed by the Town Board to enforce the provisions of this law.

License: Written permission to site a recreational camping vehicle on a lot within the Town of St Armand.

Lot: A designated parcel, tract or area of land established by deed, plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

Occupy: To reside in or use for eating and/or sleeping on an overnight basis.

Permit: Written permission to site a recreational camping vehicle on a lot within the Town of St Armand

Person: The term "person" shall include a corporation, company, association, society, firm, partnership or joint stock company, as well as an individual, a state, and all political subdivisions of a state or any agency or instrumentality thereof.

Recreational Camping Vehicle: Any enclosed motor vehicle or trailer used or designed to be used for recreational travel and temporary living and/or sleeping purposes including, but not limited to, motor homes, truck campers, campers, travel trailers, tent trailers or over-night trailers.

Sanitary Sewage Disposal: An approved Septic System with leach field, Composting Toilet, Porta-John or a County Permitted Certified Holding Tank.

Vacant Property: A lot that does not contain a dwelling.

ARTICLE 3.

RECREATIONAL CAMPING VEHICLES REGULATIONS

Section 300. Residential Properties

1. A maximum of one recreational Camping vehicle may be stored outside (unoccupied and not used for living quarters) when there is a dwelling existing on the same lot, if the recreational camping vehicle is owned by the real property owner or his tenant, or by a family member residing on the same lot.

2. One (1) recreational camping vehicle may be located on a lot owned by the registered recreational camping vehicle's owner or by a family member for occupancy subject to the following conditions:

- a. A potable and sanitary water supply meeting the standards of NYS Department of Health Appendix 5-B or as subsequently amended is available.
- b. On-site sanitary sewage disposal is available.
- c. The lot area and setbacks for the applicable zone are met.
- d. All other applicable standards of the Essex County Health Department and the NYS Uniform Fire Prevention and Building Code are met.
- e. No external modifications or additions may be made to any recreational vehicle.
- f. Electric supply to the RV must meet minimum Uniform Fire Protection and Building Code Standards.

Section 305.

Properties Without Dwellings

1. On a lot without a dwelling, one (1) recreational camping vehicle may be located for less than a total of any fifteen (15) days during the period between April 1 st and October 30th each calendar year without a Recreational Camping Vehicle Permit. For more than a total of fifteen (15) days a Recreational Camping Vehicle Permit must be obtained.

2. The recreational camping vehicle shall not be located on the property from November 1 st through March 31 st, unless stored in such a way as the entry is locked and no one is permitted to reside inside the recreation vehicle during that time.

3. No exceptions to this section shall be made for inclement weather.

4. RV's may not be used for storage and must be registered, licensed, insured, inspected and habitable.

ARTICLE 4.

Section 400. Permit Conditions

PERMITS

1. The Code Enforcement Officer may issue a permit upon evidence and verification that

the following conditions have been met:

- a. A potable and sanitary water supply is available.
- b. Sanitary Sewage Disposal facilities, as defined, are available.
- c. The lot area and setbacks for the applicable zone are met.
- d. The recreational camping vehicle must remain licensed, registered and inspected for highway use and all times must remain capable of use on public highways, pursuant to NYS Vehicle & Traffic Law.
- e. No external modifications or additions may be made to any recreational vehicle.
- f. No more than one occupied recreational camping vehicle shall be located on a single lot outside of a licensed campground.
- g. No motorized vehicles of any kind shall be occupied unless they are designed and intended for that purpose.
- h. No animals may live in an RV Camper year round. No permit shall be issued for any animals to live in an RV Camper. No exceptions to this will be granted.
- i. The lot on which an RV Camper is located will be held to the same standards as a residence regarding maintenance, upkeep, trash and debris, per NYS Fire Prevention and Building Code.

2. The permit shall be for April 1 st through October 1, unless the RV is being used by active hunters as a hunting shelter and a valid hunting license is supplied to the Code Enforcement Officer upon request, and shall be prominently displayed on the recreational camping vehicle so that it may be seen from the exterior of the vehicle.

a. No exception to this section shall be made for inclement weather.

Section 405. Permit Procedures

1. Permit applications shall be obtained from the Codes Enforcement Officer.
2. The completed application, along with two copies of the proposed site plan drawn to scale or indicating all dimensions, and a nonrefundable Permit fee of \$1 00, or as set by the St Armand Town Board, shall be returned to the Codes Enforcement Officer. The site plan shall show the dimensions of the lot; the location of all existing buildings; the dimensions and capacities of all existing or proposed sanitary and water facilities; and all natural water courses, ponds or surface drainage patterns.
3. Upon receipt of the application and site plan, the Enforcement Officer shall review the application for completeness. The Enforcement Officer shall then determine whether requirements of other Town, State, or Federal laws apply and whether applicable permits are necessary.
4. Prior to any site preparation, the Enforcement Officer shall conduct an on-site inspection. To assist the Enforcement Officer on the inspection, the applicant may be required to locate stakes on the site in conformity with information shown on the site plan.
5. Upon determination by the Enforcement Officer that the proposal has met all the requirements of this law, the Enforcement Officer shall, within seven days, issue the Permit. The Enforcement Officer shall file a copy of the Permit with the Town Clerk within ten days of the Issuance.
6. The cost of any site inspections, tests, or professional consulting needed to comply with the regulations of this law shall be paid by the applicant.
7. All Permits shall expire on December 31 st of the year of issue.
8. The St Armand Town Board may set or change fees for permits from time to time by resolution.

Section 410.

Permit Transferability

A Recreational Camping Vehicle Permit shall permit the usage of one recreational camping vehicle per lot of land per year and may be transferred from the original recreational camping vehicle using the lot to any other recreational camping vehicle subsequently using the same lot. Any subsequent recreational camping vehicle shall comply with all of the conditions and requirements of the original Permit.

Section 415.

Permit Violations

1. If it is determined by the Enforcement Officer that a recreational camping vehicle does not have a permit, has not been sighted in accordance with the site plan as shown on the application, or that any of the conditions of the application have been violated, the Codes Enforcement Officer shall issue a Notice of Violation allowing 15 days for the violation to be corrected. If the violation/s have not been corrected to the Codes Officer's satisfaction at that time, an appearance ticket to the Town of St Armand Town Court shall be issued.
2. The owner of the property on which the RV Camper is located is responsible for any and all infractions and any fines, fees and other associated costs, regardless of who is living in the RV Camper.

ARTICLE S.

MISCELLANEOUS PROVISIONS

Section 500. Enforcement, Violations, and Penalties

1. The Town Board and its Enforcement Officer are hereby authorized to undertake and prosecute any proceedings necessary or appropriate to enforce compliance with this law.
2. Any person who violates any provision of this law shall be guilty of a violation as defined in Article 10 of the Penal Law and shall, upon conviction, be subject to a fine or to imprisonment for not more than 15 days or to both such fine and imprisonment. Each week's continued violation shall constitute a separate and distinct offense.
3. The fine for each day of non-compliance shall be not less than \$100.00 per day or more than \$500.00 per day, and will be determined by the St. Armand Town Justice. If non-compliance continues after 30 days, the fine for each day of non-compliance will be not less than \$300.00 per day and not more than \$800.00 per day, and will be determined by the St. Armand Town Justice.
4. Not less than one year after final adjudication and imposition of a fine by a court of competent jurisdiction, the St Armand Town Board, with not less than twenty days written notice to the real property owner, may conduct a public hearing and declare such fine and any expenses incurred in adjudicating such fine to be unpaid real property taxes on the subject property, and include such fine on the tax roll of unpaid taxes.

Section 505. Severability

The provisions of this law are severable, and the invalidity of a particular provision shall not invalidate any other provision.

Section 510. Conflicts

A conflict between the requirements of this law and the requirements of any other ordinance, local law, rule or regulation, statute, or other provision of law shall be resolved by giving effect to the provision imposing the more restrictive requirement or higher standard.

Section 515. Effective Date

This local law shall be effective upon filing in the office of the Secretary of State.

BE IT FURTHER RESOLVED, that the Town Board of the Town of St. Armand shall hold and conduct a public hearing on the foregoing proposed local law on the 16th day of December, 2025 at 6:00 p m. in the forenoon of that day, to hear any and all persons concerning the same; and

BE IT FURTHER RESOLVED, that the Town Clerk of the Town of St. Armand will publish a notice of such hearing in the designated Town newspaper at least five days prior to said hearing.

This Resolution was duly seconded by Councilperson Donna Whitelaw, and adopted by Roll Call Vote as follows:

Supervisor Davina Thurston	AYE
Deputy Supervisor Karl Law	AYE
Councilperson Sheridan Swinyer	EXCUSED – Online
Councilperson Donna Whitelaw	AYE
Councilperson JP O’Neil	EXCUSED



Raine DeLancett
St. Armand Town Clerk

Dated: November 18, 2025

