

Local Law to Amend Chapters 220 and 200 of the Town of Gardiner Town Code Regulating Certain Tourism Related Accommodation Uses

SECTION 1. TITLE

This local law shall be known as “A Local Law to Amend Chapters 220 and Chapter 200 of the Town Code of the Town of Gardiner Regulating Certain Tourism Related Accommodation Uses”.

SECTION 2. AUTHORITY

This Local Law is enacted pursuant to the authority of the Municipal Home Rule Law, the Town Law and Zoning Law Article X.

SECTION 3. PURPOSE AND FINDINGS

The Town of Gardiner desires to amend Chapter 220 of the Town Code (the Town of Gardiner Zoning Law) and Chapter 200 of the Town Code (Travel Trailer Parks and Tourist Camps) to update and streamline the Town’s regulation of certain tourism related accommodation uses, including the definitions for certain use categories, the procedure for review of certain uses, and applicable bulk restrictions and design standards.

Consistent with the Town’s Comprehensive plan, its intent, among other things, is to regulate land uses in a manner that appropriately balance the preservation of the Town’s unique character and beauty while at the same time fostering economic opportunities. And, further, to facilitate the Town’s review of land use applications for tourism related accommodation uses and to ensure these uses are developed in a manner that is consistent with the goals of the Town of Gardiner’s adopted land use plans including the following:

- Formulate Town land use policies which will ensure that future growth will bear its fair share of costs for necessary increases in public improvements.

- Reserve and preserve open mountain areas and much of the river valleys – the rural character of the landscape - for public enjoyment and as a source of economic activity including Gardiner’s local retail-service areas primarily to serve local needs
- Broaden the Town’s tax base in order stabilize and limit the level of residential property taxes by encouraging revenue producing land uses

SECTION 4. Amendments to Zoning Law

A. Amendment to Defined Uses

Section 220-74 of the Zoning Law of the Town of Gardiner (Word Usage; definitions of terms) is hereby amended as follows:

- i. The Definition for “Camp” is deleted in its entirety.
- ii. The Definition for “Recreational Camps and Facilities” is deleted in its entirety.
- iii. A new Definition for “Campground” shall be added and state as follows:

Campground - Any parcel of land on which are located two or more camping units of a design or character suitable for seasonal, transient occupancy by adults, children, or any combination of individuals, families, or groups. Campground may include permanent structures, such as service buildings and recreational structures but shall not include sleeping accommodations for transient guests in permanent structures that are intended for year-round use unless permitted by the Town Board in an approved Campground Floating District (“CF District”). The term Campground shall not include Residential Camping, Mobile Home Parks, golf courses, Day Camps, Overnight Camps, Resorts, hotel or motel or other Lodging Facilities. For purposes of this definition, the term “seasonal” shall mean a period of seven months or less during a calendar year, unless otherwise permitted by the Town Board in an approved CF District. See Section 18.2.

- iv. A new Definition for “Camp Space” shall be added and state as follows:

Camp Space - A plot of ground within a Campground designed to accommodate two (2) camping units, with or without connections to water supply, electrical service, or sewage systems.

- v. A new Definition for “Camping Unit” shall be added and state as follows:

Camping Unit – Means one sleeping device or shelter, including but not limited to any independent or dependent pick-up truck camper, motor home, recreational vehicle, travel trailer, tent, tent house, yurt, lean-to, or similar non-permanent unit with or without a base structure designed and commonly used for overnight occupancy.

- vi. A new Definition for “Residential Camping” shall be added and state as follows:

Residential Camping – The location and use of a Camping Unit as an accessory use to a principal residential use or structure that is incidental to and subordinate to the principal use or structure. Residential Camping shall be permitted as an accessory use on a residential lot subject to the Supplemental Requirements for Residential Camping in Article VII.

- vii. A new Definition for “Day Camp” shall be added and state as follows:

Day Camp – A camp offering recreation, arts and crafts, care, instruction or other activities for children during the day only with no provision for sleeping or overnight occupancy. The definition of “day camp” shall not include programs that are customarily incidental and subordinate to a principal use shown on the Use Table.

- viii. A new definition for “Overnight Camp” shall be added and state as follows:

Overnight Camp – A camp offering recreation, arts and crafts, care, instruction or other activities for children where provisions are made for the overnight occupancy of such children in camping units or other permanent structures.

- ix. The Definition for “Lodging Facility” shall be amended as follows:

Lodging Facility – Any hotel, motel, inn, hostel, boarding home, or other establishment, with or without a dining room or restaurant, that provides sleeping accommodations for transient guests in one or more permanent structures. Bed-and-breakfast establishments, Overnight Camps and Campgrounds are excluded from this definition.

- x. The Definition for “Low-Impact Recreation” will be amended as follows:

Low Impact Recreation - Any recreational activities that do not involve buildings or motorized vehicles, and that will not result in the physical alteration of the land and/or any natural resources. Recreational activities that are customarily incidental and subordinate to a principal use shown on the Use Table are excluded from this definition.

- xi. The Definition for “Resort” shall be amended as follows:

Resort - A development that includes recreational, transient lodging, and residential uses, combined to create a vacation environment, which may or may not also include day use, a health spa, conference facilities, a dining room or restaurant, equestrian facilities, hiking trails, a golf course, ski facilities, and other related commercial and recreational uses. See Section 220-18.

B. Amendments to Zoning Law Use Table and District Regulations

1. Amend Section 220-10(B) (Allowable Uses – Use Table) as follows:
 - i. Delete reference to “Camp” and replace with “Overnight Camp/ Day Camp”. Revise reference to Section 220-45 to 220-45.1.
 - ii. Add “Campground” to list of Business Uses that is permitted as follows: “See Chapter 200 of the Town Code and §§ 220-45.3, 18.2 of this chapter”. Add Section reference to §220-45.3 and 18.2.
2. Amend Section 220-16(I) (SP-2 and SP-3 Use Table) to delete reference to “Recreational Camps and Facilities”.
3. Add a new Section 220-18.2 entitled Campground Floating (CF) District as follows:

§220-18.2 Campground Floating District (CF)

A. Boundaries.

The CF District is a “floating district” that is not currently shown on the Zoning Map. To create a CF District, a zoning map amendment pursuant to §220-69 shall be required. In order to be mapped as a CF District, the property must be located in the RA or SP-1 District. The Town Board has the sole discretion whether or not to entertain a request to amend the zoning map to create a CF District, which must be consistent with the Comprehensive Plan.

B. District Regulations.

See §220-45.3 and Chapter 200 of the Town Code for regulations that apply to the CF District

C. Amendments to Zoning Law to Regulate “Residential Camping” as Accessory Use

Amend Article III, Section 220-10(D) to add the language underlined below:

Accessory Uses

Uses customarily incidental and subordinate to principal uses shown on the Use Table shall be allowed on the same terms as the principal uses unless otherwise indicated on the Use Table. Such accessory uses may be on the same lot, on adjoining lots, or on lots that face each other across a street. Non-commercial recreational use **and Residential Camping** shall be permitted as an accessory use in all districts, provided that it does not create noise, traffic, dust, odor, or other impacts that exceed those normally associated with single-family uses. If there is no principal use on a residential lot, a use that is typically a residential accessory use, such as a residential garage, swimming pool, tennis court, or tool shed, may be allowed in the absence of the principal use by the Building Inspector. Solar and wind energy conversion systems producing electricity and/or heat primarily for on-site use, including those with net metering, shall be considered customary uses to all principal uses.

D. Amendments to Supplemental Regulations

- i. Amend Article VII to delete Section 220-45 (“Camps”) in its entirety and replace with a new Section 220-45 (“Day Camps and Overnight Camps”) which provides as follows:

§220-45.1 DAY CAMPS AND OVERNIGHT CAMPS

- A. Day Camp or Overnight Camp structures shall be set back at least 250 feet from property lines, unless the property line is the shoreline of a stream or lake, in which case the setback requirements of §220-35(D) shall apply. Within the 250-foot setback area, a natural buffer of wooded vegetation shall be maintained to screen Day Camp and Overnight Camp structures and reduce the impacts of noise, odors, dust, and light on surrounding areas.
 - B. Depending upon the type of Day Camp or Overnight Camp operation, the Planning Board may impose restrictions on hours of operation and on those activities that might disturb neighboring properties.
 - C. Day Camps and Overnight Camps shall comply with all applicable state licensing requirements.
 - D. A Day Camp or Overnight Camp that has been approved by special permit, or that was in existence prior to the imposition of special permit requirement, may not add or remove structures without obtaining a special permit or special permit amendment. Such changes to the Day Camp or Overnight Camp property shall also require site plan approval.
- ii. Amend Article VII to add a new Section 220-45.2 “Residential Camping” stating as follows:

§220-45.2 RESIDENTIAL CAMPING

In addition to all requirements applicable to accessory structures or uses, Residential Camping shall be subject to the following additional requirements and restrictions:

A. Number of Residential Camping Units

Residential Camping is limited to a maximum of one (1) Camping Units per lot.

B. Setbacks

The location of all Camping Units permitted as accessory Residential Camping shall comply with all minimum setbacks for principal structures in the zoning district where the property is located.

C. Sewage Disposal

Sewage generated by Residential Camping shall be disposed of either at an off-site facility or by means of an on-site disposal system. In either case, the facility or system must be one currently permitted and approved by Ulster County Department of Health.

D. Duration

Residential Camping on any property over sixty (60) days in any continuous twelve-month period will be considered a permanent residence and shall not be permitted as an accessory use.

E. Short Term Rental Requirements

Residential Camping shall be subject to any applicable permitting, registration and/or related requirements imposed by local law that is hereafter adopted by the Town Board to regulate short term rentals in the Town of Gardiner.

- iii. Amend Article VII to add a new Section 220-45.3 “Campgrounds” stating as follows:

§220-45.3 CAMPGROUNDS

- A. New Campgrounds shall be permitted by Special Use Permit issued by the Town Board only within mapped CF Districts. Site Plan approval by the Planning Board shall be required and shall proceed after the Town Board has acted to create a CF District and approve a Special Use Permit for the proposed use.
- B. CF Districts may only be established in the RA and SP-1 District and shall be consistent with the provisions of this Section and Chapter 200 of the Town Code.
- C. Existing Campgrounds not located in an established CF District may be continued as provided in Article VI and consistent with

the provisions of Chapter 200 of the Town Code. Notwithstanding the foregoing, an existing Campground may add or remove structures, or expand to add up to ten (10) camping spaces consistent with the provisions of this Section and Chapter 200 of the Town Code, with site plan approval issued by the Planning Board. The expansion of an existing Campground to add more than ten (10) camping spaces shall require a Special Use Permit issued by the Town Board and the creation of a CF District consistent with the provisions of this Section and Chapter 200 of the Town Code.

- D. All Campgrounds shall comply with the requirements of Chapter 200 and obtain a license to operate from the Town Board.
- E. All new Campgrounds and expansions of existing Campgrounds shall be required to comply with all applicable state and federal regulation, all applicable Environmental Performance Standards (Section 220-40), Special Permit Standards (Section 220-63), and the following supplemental regulations:
 - 1. Dimensional requirements.
 - a. Campgrounds require a 10-acre minimum lot size in the RA zone.
 - b. Camping units consisting of wheeled vehicles shall not exceed 8.5 feet in width. The wheels must remain on the vehicle.
 - c. Each individual camp space shall be a minimum of 6,000 square feet with up to two (2) camp units allowed per camp space, provided however that there shall be only one camping unit consisting of a wheeled vehicle and utility hook up allowed per camping space.
 - d. Each camp space shall provide a maximum two (2) parking spaces.
 - e. A 75-foot separation will be provided between camp spaces preserving natural vegetation to the extent possible.

- f.** Each campground must provide 150 feet of road frontage.

- g.** Camp units must be setback from side or rear lot lines a minimum of 50 feet to provide a vegetated buffer. This setback shall be increased to 200 feet in locations where the existing adjacent use is residential. In such case, a minimum 50-foot wide vegetated buffer shall be provided.

- h.** Camp units must be setback a minimum of 100 feet from public roads. Common parking area must not exceed 5% of the gross developable area. A minimum of 10% of the gross developable area must be designated as a common recreational area.

2. Access and Internal Roadways.

- a. Access to the Campgrounds shall be from a state or county road and the interior road shall be constructed to town road specifications for a minimum of 150 feet into the Campground, or to the first interior lane, whichever is longer.

- b. If a Campground has twenty-five (25) or more Camping Units, there shall be two connections to a public road.

- c. Interior roadways or lanes shall be constructed to provide safe and convenient access for patrons and emergency vehicles.

- d. There shall be no direct connection to public roads from any Camping Space or Camping Unit.

- e. All interior roadways shall meet the following minimum standards:
 - i. One-way interior roadway driving surface shall be a minimum 12 feet in width.

 - ii. Two-way interior roadways driving surface shall be a minimum of 18 feet in width.

- f. Notwithstanding the foregoing, the Town Board or Planning Board may require that all interior roadways or lanes within the Campground meet rural road specifications where prospective traffic or emergency vehicle access would require such improvement.

3. General Requirements and Design Standards

- a. All Campgrounds shall be located on a well-drained site, properly graded to prevent ponding of water.
- b. The only permanent structures permitted in Campgrounds are a single owner or caretaker dwelling, service and office buildings, restrooms and recreational buildings designed and intended to accommodate indoor sports and recreation. Sleeping accommodations for transient guests may not be offered in permanent structures intended for year-round use.
- c. Screening, in the form of fences, trees, or plantings, shall be provided between a campground and any other use. A minimum 50 ft wide buffer area shall be required between a campground and any street or highway on which such campground fronts. A buffer area of 50 feet shall also be located along side and rear lot lines between a campground and any other use. Such buffer area shall be suitably landscaped and screened.
- d. There shall be no parking on public roads or interior roadways within a Campground.
- e. Management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundries, and other uses and structures customarily incidental to the operation of Campground are permitted as accessory uses to the camping grounds. In addition, retail stores and other convenience establishments shall be permitted as accessory uses in Campgrounds in

such districts where such uses are not allowed as principal uses, subject to the following restrictions:

- i. Such establishments and the parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the campground. Such establishments shall be restricted in their use to occupants of the campground.
 - ii. Such establishments shall present no visible evidence from any street outside the Campground of their commercial character which would attract customers other than occupants of the campground.
 - iii. The structures housing such facilities shall not be located closer than 100 feet to any public road and shall not be directly accessible from any public road, and shall only be accessible from an internal roadway within the Campground.
- f. All service buildings and the grounds of the park shall be maintained in a clean, sightly condition and kept free of any conditions that shall menace the health of any occupant or the public or constitute a nuisance.
- F. The Town Board may waive, subject to appropriate conditions, the requirements for Campgrounds set forth in this Section 220-45.3(E) as in its judgment of the special circumstances of a particular property are not requisite in the interest of the public health, safety, and general welfare, or would cause unusual hardship, provided the public interest is protected and the development is in keeping with the general spirit and intent of the regulations set forth in this Section220-45.3(E). The Town Board may consider the pre-existing, non-conforming status of any existing use or improvement on the subject property when determining whether or not to grant a waiver under this provision. Any request for waiver of any requirement set forth in this chapter shall be in writing and approved by the Town Board in conjunction with its review of an application for the establishment of a CF District and Special Use Permit.

SECTION 5. Amendment to Chapter 200 of the Town Code

Chapter 200 of the Town Code is hereby deleted in its entirety and replaced with the following:

**CHAPTER 200
CAMPGROUNDS**

Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

PERSONS

Any natural individual, firm, trust, partnership, association, or corporation.

CAMPGROUND

Campground - Any parcel of land on which are located two or more camping units of a design or character suitable for seasonal, transient occupancy by adults, children, or any combination of individuals, families, or groups. Campground may include permanent structures, such as service buildings and recreational structures but shall not include sleeping accommodations for transient guests in permanent structures intended for year-round use unless permitted by the Town Board in an approved Campground Floating District (“CF District”) The term Campground shall not include Residential Camping, Mobile Home Parks, golf courses, Day Camps, Overnight Camps, Resorts, hotel or motel or other Lodging Facilities. For purposes of this definition, the term “seasonal” shall mean a period of seven months or less per calendar year unless permitted by the Town Board in an approved Campground Floating District (“CF District”).

CAMP SPACE

Camp Space - A plot of ground within a Campground designed to accommodate two (2) camping units, with or without connections to water supply, electrical service, or sewage systems.

CAMPING UNIT

Camping Unit - Means one sleeping device or shelter, including but not limited to any independent or dependent pick-up camper, motor home, recreational vehicle, travel trailer, tent, tent house, yurt, lean-to, or similar non-permanent unit with or without a base structure designed and commonly used for overnight occupancy.

§200-2 – License Required

It shall be unlawful for any person to maintain or operate within the limits of the Town of Gardiner any Campground unless such person shall first obtain a license therefor. Such license shall be issued by the Town Board for a designated period that is less than seven (7) months per calendar year. All campgrounds in existence upon the effective date of this chapter shall within 90 days thereafter obtain a license and comply fully with the requirements of this chapter.

§200-3 License Fee

The annual license fee for each campground shall be as set forth in the Standard Schedule of Fees of the Town of Gardiner.

§200-4 Application for License

Application for a campground license shall be filed with the Town Board. Application shall be made in written form in duplicate, duly executed and verified by the owner or owners of the premises on which construction of such campground is proposed and shall contain such information as may be requested by the Town Board. Said application shall be accompanied by three copies of a Campground plan (hereinafter referred to as "the plan") prepared by a licensed surveyor or professional engineer, drawn at a convenient scale, and showing the following:

- A. The entire plot and land area on which such campground will be constructed;
- B. The location of all existing and proposed buildings, structures, open and enclosed parking spaces, and other open spaces therein;
- C. The proposed arrangement and size of all camping units;
- D. The arrangement, width, grade, and layout of all existing and proposed streets lying therein and those providing ingress thereto or egress therefrom with relation to public streets;
- E. The proposed water supply system, with the location of all existing and proposed water lines or hydrants;
- F. The proposed sanitation system;
- G. The proposed stormwater drainage system;

- H. The proposed location, direction, and type of outdoor lighting facilities; and
- I. The proposed provisions for screening and landscaping.

§200-5 Campground Plan

Every application for a License to operate a Campground shall include a Campground plan that conforms to all applicable zoning regulations contained in Chapter 220 of the Town Code (the Town of Gardiner Zoning Law).

§200-6 Water Supply

An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of the campground. The adequacy and purity of the water supply shall be certified by the Ulster County Health Department before the campground may be opened for use by the public. The water supply shall be obtained only from faucets. No common drinking cups shall be permitted. An adequate supply of hot water shall be supplied at all times in the service building for bathing, washing, and laundry facilities.

§200-7 Sanitation Facilities

- A. All Campgrounds shall include service buildings to house toilet and other sanitary facilities. The adequacy of the sanitary facilities and methods for wastewater disposal shall be approved by the Ulster County Health Department before the Campground may be opened for use by the public.
- B. Each campground shall be provided with toilets, baths or showers, slop sinks and other sanitation facilities which shall conform to the following requirements:
 - 1. Toilet facilities for men and women shall be either in separate buildings or at least 20 feet apart or shall be separated, if in the same building, by a soundproof wall.
 - 2. Toilet facilities for women shall consist of not less than one flush toilet for every 10 camp units, one shower or bathtub for every 10 camp units and one lavatory for every 20 camp units. Each toilet, shower and bathtub shall be in a private compartment.
 - 3. Toilet facilities for men shall consist of not less than one flush toilet for every 15 camp units, one shower or bathtub for every 10 camp units, one lavatory for every 10 camp units and one urinal for every 15 camp units. Each toilet, shower and bathtub shall be in a private compartment.

- C. Service buildings housing the toilet facilities shall be permanent structures complying with all applicable local laws and statutes regulating buildings, electrical installations and plumbing and sanitation systems, and shall be located not closer than 50 feet nor farther than 1,000 feet from any Camping Unit.

- D. The service buildings shall be well lighted at all times of the day or night, shall be well ventilated with screened openings, shall be constructed of such moisture proof material, including painted woodwork, as shall permit repeated cleaning and washing, and shall be maintained at a temperature of at least 68° F. during the period from April 1 to November 1. The floors of the service buildings shall be of water impervious material and shall slope to a floor drain connected with the sewage system.

- E. Waste from showers, bath tubs, toilets, slop sinks and laundries shall be discharged into a septic tank or sewer system approved by the Ulster County Health Department. Privately operated or maintained septic tanks or sewer systems shall be maintained so as not to create a nuisance or hazard to health and shall be inspected and certified by a qualified person not less than once annually. Sanitary sewers shall not be used for stormwater drainage.

§200-8 Garbage receptacles.

Garbage containers shall be secured with tight-fitting covers at all times to prevent leakage, access by animals, spilling or odors, and placed where they are not clearly visible from the street or road except around pickup times. Garbage cans shall be located no farther than 100 feet from camping units. The cans shall be maintained in sanitary condition at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that the garbage cans shall not overflow.

§200-9 Referral to Planning Board

All applications for a License to operate a Campground shall be referred by the Town Board to the Planning Board of the Town of Gardiner for report and recommendation prior to any action thereon by the Town Board. In the event that the Planning Board shall not have reported to the Town Board within 45 days after said application shall have been referred to it, it shall be deemed to have approved such plan.

§200-10 Town Board Action

The Town Board shall approve, modify and approve, or disapprove an application for License to operate a Campground within 150 days after the application for approval shall have been filed. This time period can be extended by agreement of the Town Board and the Applicant. An approved Campground License shall be endorsed as approved by the Town Supervisor and a copy, so endorsed and bearing or accompanied by a statement of all conditions attached thereto, shall be filed with the Town Clerk. A second copy, so endorsed, shall be filed in the office of the Town Planning Board, and a third copy, so endorsed, shall be delivered to the applicant.

§200-11 Cash Bond

A cash bond sufficient to cover the full cost of the installation of required streets, water mains, sanitary sewers, drainage system, and all other site improvements as specified by the Town, shall be filed with the Town Board before the License is approved. This provision may be waived by the Town Board if it is demonstrated that a Bond or other form of financial security to cover the full cost of the installation of required streets, water mains, sanitary sewers, drainage system, and all other site improvements as specified by the Town has been provided as a condition of any approvals issued pursuant to Chapter 220 of the Town Code.

§200-12 Maintenance of Campground

The adequate maintenance of the entire grounds and facilities of any campground shall be deemed to be the responsibility of the owner and operator of such campground. Every campground shall be inspected not less than once annually by the Building Inspector.

§200-13 Register of Occupants

- A. It shall be the duty of the licensee to keep a register containing a record of all campers located within the campground. The register shall contain the following information:
1. Name and address of each camper.
 2. The make, model and year of all automobiles and Camping Units.
 3. License number and owner of each automobile and camping unit by which it is towed.
 4. The state issuing such license.

5. The dates of arrival and departure of each camper.

B. The campground shall keep the register available for inspection at all times by law enforcement officers, public health officials, the Building Inspector/ Code Enforcement Officer, and other official whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for a period of six years following the date of registration.

§200-14 Posting of License

The license certificate shall be conspicuously posted in the office of, or on the premises of, the campground at all times.

§200-15 Penalties for Offenses

A. If the Building Inspector/ Code Enforcement Officer or other person designated by the Town Board upon inspection finds that any campground is not being maintained in a clean and sanitary condition, or that any such campground is not being conducted or maintained in accordance with the regulations applicable to such campground and the provisions of this chapter, he or she shall serve upon the holder of such license or the person in charge of such campground an order, in writing, directing that the conditions therein specified be remedied within five days after the service of such order. If, after the expiration of such period, such conditions remain unchanged, or are not corrected in accordance with the order of the Building Inspector/ Code Enforcement Officer, the Building Inspector/ Code Enforcement Officer shall serve an appearance ticket upon the owner or the person in charge of such campground requiring the holder of such license to appear before the Town Justice of the Town of Gardiner at a time to be specified in such notice, and show cause why a penalty should not be assessed, or why such license should not be revoked. Said notice shall be served personally or by Certified Mail.

B. The Town Justice may, after a hearing, and if the defendant is found guilty, assess a fine of \$10 per camp space for each day that defendant is found to be in violation of this chapter.

C. The Town Justice may suspend such license if the conditions described in the original order have not been corrected in accordance with the terms of such order or if the holder of such license continues to violate the regulations applicable to such campground. The Town Justice shall inform the Town Board of his or her action. Upon the suspension of such License, the premises shall cease to be used for the purpose of a Campground until such time as the License is reinstated or a new License is approved by the Town Board. A new License shall not be issued to any other person for the same Campground until all violations have been corrected.

SECTION 6- SEVERABILITY

The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision or phrase of the aforementioned sections as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional or invalid shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision or phrase, which shall remain in full force and effect.

SECTION 7 - EFFECTIVE DATE

This Local Law shall be effective immediately upon enactment by the Town Board and upon filing a certified copy with the Secretary of State of the State of New York.