

LOCAL LAW # 1 of 2025
A Local Law amending Chapter 75 of the Town of Rosendale "Zoning"
by adding provisions concerning camps, camping, campgrounds
including use of Recreational Vehicles

The Town of Rosendale Code Chapter 75 is hereby amended as follows:

SECTION 1

§75-56(B) of the Code of the Town of Rosendale shall be amended to delete the definition of CAMP in its entirety and replace that definition with following:

CAMP - The development or use of a lot, tract or parcel of land operated commercially or as a not for profit, held in single unified ownership for the provision of Indoor or outdoor recreational or educational activities. Any or all of the following features may be included: buildings or structures that are designed for seasonal use or year-round use (depending on the type of camp), including but not limited to: cafeteria, gymnasiums, community centers, administration buildings, sanitary facilities, and similar buildings for use by camp attendees and designed in accordance with all applicable uniform building codes as they apply to their Intended use, e.g., seasonal or year-round. In addition, ball playing fields, basketball courts, tennis courts, running tracks, swimming pools, horseback riding facilities, hiking and riding trails, and other similar recreational facilities are permissible. The occupants of a camp shall be limited to the owner, staff (including volunteers), all individuals registered for the camp session, and family members when permitted. Camps are further categorized as follows:

CAMP, DAY - A parcel of land (or adjoining parcels of land) used for recreational, educational or business-related use and that does not include any overnight accommodation. A camp established and maintained for temporary, summer seasonal occupancy during the period or part of the period from June 1 to September 15 In any year for the daytime supervision of children under 16 years of age, under general supervision, for the purpose of indoor or outdoor organized group activities, as regulated In Part 7 of Title 10 (Health) of the New York Codes Rules and Regulations, for a period of less than 24 hours on any day the property is so occupied and/or which no provisions are made for overnight occupancy, is deemed a day camp

CAMP, OVERNIGHT - A camp used seasonally by families and households that Include overnight accommodations and that operate any time during the period or part of the period from June 1 to September 15 in any year.

CAMP, SEASONAL - A camp used seasonally to provide for the supervision of children between the ages of 5 and 18, along with overnight accommodations within bunk houses, cabins or similar buildings during the summer period or part of the period from June 1 to September 15 in any year. A seasonal camp shall not include temporary or permanent shelters, buildings or structures designed for use or occupancy by family members of the attendees of the camp or its staff or employees, except in accordance with the seasonal camp requirements set forth in this Zoning Chapter.

CAMPGROUND LOT - A lot or space within a campground or RV park used for tent camping or as a site for recreational vehicles; or an area of land otherwise offered by the developer or operator through sale, lease, rent, membership, or any other means for camping purposes regardless of whether or not done for pecuniary gain.

CAMPGROUND or RECREATIONAL VEHICLE (RV) PARK - The development or use of a lot, tract, or parcel of land for the purpose of providing a site for travel trailers, truck campers, camper trailers, motor homes, tents, park model recreational vehicles or permanent cabins of less than 500 square feet footprint size that represent less than 20% of such accommodations as are offered, that is owned and managed as a resort for camping purposes. "campsites," "campgrounds" or "recreational vehicle parks," tent camping facilities and other similar facilities, regardless of whether rights to occupy a campground lot are conveyed by lease, rent, sale, or any other means shall be included in this definition. Also, this definition shall include those situations where camping occurs with no specific rights of occupation offered but the use nonetheless permitted by the owner's direct or indirect action or lack thereof.

TRANSIENT CAMPGROUND or RECREATIONAL VEHICLE (RV) PARKS - Publicly operated facilities or businesses offering five (5) or more campground or RV park lots, with Ulster County Board of Health approval, with or without the usual accessory recreational and service facilities, for use for tent camping and/or recreational vehicle camping by the public at large on a transient basis. Sites are rented on a daily or weekly basis or otherwise permitted by the owner to be used for camping on a temporary short-term basis.

NONTRANSIENT CAMPGROUND or RECREATIONAL VEHICLE (RV) PARKS - Planned private communities with recreational and service facilities, including central water and sewer facilities and usually a restaurant and/or bar, lounge, chapel, and community hall, for use only by occupants of tent and/or recreational vehicle sites within the campground. Sites may be owned in common or individually by membership or may be leased on an annual, monthly, or other seasonal basis.

CAMPING, PERSONAL - The non-commercial use of a property as a site by the owner for sleeping outside; or the parking of travel trailers or similar equipment, the erection of tents or other shelters.

SECTION 2

Town of Rosendale Code Section 75-28(D)(4) shall be amended to read as follows:

§75-28(D)(4) Recreational vehicles, Campgrounds and RV parks

A. Annual permit

(1) No person, partnership, association, limited liability or other company or corporation, being the owner, user, operator, or occupant of any land within the Town of Rosendale, shall use or allow the use of such land for a campground or RV park or any other form of camping regulated herein unless a permit has been obtained as herein provided.

(2) The Town Code Enforcement Officer of the Town of Rosendale shall issue a permit after approval of the application by the Town Planning Board pursuant to special use procedures. Such application shall also be subject to site plan review. Said permit shall be effective from the date of issuance until surrendered by the licensee or revoked by the Code Enforcement Officer.

(3) No permit shall be issued until the Code Enforcement Officer has received a written application from the applicant, the required fee as herein provided and approval of the application, plans and specifications by the Ulster County Department of Health.

(4) All licenses issued hereunder shall be valid until March 31 of the following year. No later than January 1 of each year, applicants shall request or apply for renewal of such licenses. The Town Code Enforcement Officer shall inspect the premises to ensure continued compliance with this section. A finding of such compliance shall entitle the applicant to an automatic renewal subject only to such fees as may be required. However, the Town Planning Board shall, subject to a public hearing, approve,

disapprove, or approve with modifications any renewal that involves proposed changes in the facilities or major changes in the operations connected with the RV park or campground.

(5) Any person holding a permit for a campground or RV park who desires to add additional lots or spaces to such park shall file an application for a supplemental permit. The application for such supplemental permit must be accompanied by ten (10) sets of plans and specifications and shall be filed and processed as provided herein for new campgrounds or parks.

(6) Each application for a new or supplemental campground or RV park permit shall be in writing and signed by the applicant. The Code Enforcement Officer shall promptly transmit copies of the application and plans to the Town Planning Board, which shall review the application pursuant to the special use and site plan review requirements herein. The Code Enforcement Officer, within thirty (30) days of the filing of the Planning Board's action with respect to special use and site plan review, shall issue the permit. Each permit application shall be accompanied by site plans and other data as shall be required herein for special use and site plan review applications.

(7) The applicant, for any new permit or transfer, shall pay the Town a fee as shall be established and modified from time to time by resolution of the Town Board.

B. Design standards and general requirements

(1) A campground or RV park shall have a gross area of at least fifteen (15) contiguous acres of land in single ownership or under unified control.

(2) RV park or campground lots shall meet the following standards with respect to lot area, lot width and density:

Campground/RV Park Standards

Transient Campgrounds/RV Parks – Minimum Campground Lot area: 1,500 square feet

Minimum Campground lot width: 30 feet

Maximum density: 8 lots per acre of land designated
for campground use

Nontransient Campgrounds/RV Parks - Minimum campground lot area: 3,000 square feet

Minimum campground lot width: 50 feet

Maximum density: 8 lots per acre of land
designated for campground use

(3) Individual campground or RV park lots shall follow Density Control Schedule made part of this Chapter as Attachment 2.

(4) No less than one off-street parking space shall be provided on each lot, in addition to the site area provided on each lot for placement of the recreational vehicle or tent.

(5) All campgrounds and RV park streets shall be cleared, graded, and improved to a twelve-foot width for one-way traffic and twenty foot width for two-way traffic. Such streets shall be improved to a year-round passable condition and include periodic speed bumps on each major tangent section to reduce speed.

(6) No individual on-site sewerage or water supply shall be permitted, and all community systems for the common use of campground occupants shall fully comply, as evidenced by approved plans, with standards imposed by the Ulster County Department of Health and the Town of Rosendale.

(7) A minimum of 40% of the gross site area of the campground or RV park shall be set aside and developed as common use areas for open and enclosed recreational facilities. No recreational vehicle site required buffer strip, street right-of-way, cartway, storage area or utility site shall be counted as meeting this requirement.

(8) Entrances and exits to campgrounds or RV parks shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic on adjacent streets. All traffic into or out of the park shall be through such entrances and exits, which shall be limited to a maximum of two each except where safety demands and the Planning Board has approved the same. The Planning Board may also require emergency entrances and exits where access in the event of emergencies would be otherwise difficult. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and the radii of curbs and pavements at intersections shall be such as to facilitate easy turning movement for vehicles with trailer attached. No intersection of an entrance and/or exit with a State, County or Town highway shall be located where less than 500 feet of sight distance exists in either direction along the State, County, or Town highway, nor shall such intersection be located within 150 feet of any other intersection.

(9) No parking, loading, or maneuvering incidental to parking or loading shall be permitted in connection with the use of any campground or RV park on any public street, sidewalk, required buffer, right-of-way, or any public grounds, nor any private grounds not part of the campground or RV park unless the owner has given written permission for such use. Each campground or RV park operator shall provide off-street parking and loading and shall be responsible for violations of these requirements.

(10) Campground or RV park lots shall be used only for camping purposes, except for a maximum of three lots used for staff or similar special circumstances. No improvement or living unit designed for permanent occupancy shall be erected or placed on any campground or RV park lot. All recreational vehicles in the development shall be maintained in a transportable condition at all times, except for the temporary removal of a hitch, and meet all requirements that may be imposed by the State of New York. Any action toward removal of wheels or to attach the recreational vehicle to the ground for stabilization purposes is hereby prohibited. Moreover, no campground or RV park lot shall be occupied for more than 120 days in a transient campground or RV park or 270 days in a non-transient campground or RV park. No campground or RV park lot, except as provided above, shall be the primary and principal residence of the occupant, each campground or RV park lot to be used and occupied (except for occasional guests) for camping and recreational purposes only by a single household.

(11) Recordkeeping

(a) The management of every campground or RV park shall be responsible for maintaining accurate records concerning the occupancy of all campground or RV park lots. The term "management" shall include associations of property owners when such are responsible for maintenance and operation of common facilities. Management shall keep a written record of all persons occupying facilities by date, which records shall be available for a period of at least one year from the date of occupancy and shall include:

[1] The name and mailing address of the occupant of each lot or site.

[2] The name and address of the owner of each RV that is not occupied by such owner.

[3] The state in which each recreational vehicle is registered and the registration number of the same.

[4] The name and address of the owner of the motor vehicle that transported said RV, the state in which said motor vehicle is registered and the registration number of the same.

(b) The Town Code Enforcement Officer shall have access to, and the right to inspect, records for evidence of permanent residency or lack thereof. The Town Board and/or Code Enforcement Officer

shall, in addition, have the authority, when any provision of this chapter is violated, to prohibit the occupancy of any and all campground or RV park lots in a recreational development until the owners and/or management provide evidence of compliance with these provisions.

- (12) No owner or occupant of any campground or RV park lot or within such campground or RV park lot shall permit or allow the dumping or placement of any sanitary or other waste anywhere upon any campground or RV park lot or elsewhere within the development, except in places designated therefor. No outside toilets shall be erected or maintained on any campground or RV park lot. Plumbing fixtures within any recreational vehicles placed upon lots in the campground or RV park shall be connected to the sewage disposal system for the development. Sanitary facilities, including toilets, urinals, and showers, shall be provided in separate buildings located not less than 100 feet or more than 500 feet from each campground or RV park lot.
- (13) All property lines within the development shall be kept free and open; and no fences, except as may be required for screening or as may exist naturally, ledges or walls shall be permitted thereon. This shall not, however, preclude the erection of fences around the perimeter of the development.
- (14) No noxious or offensive activities or nuisances shall be permitted on any campground or RV park lot or anywhere within such developments. Such nuisances shall include, but not be limited to: (1) noise which exceeds the limitations set forth herein; (2) uncontrolled fires or repeated burning (except for campfires) which results in soot, cinders, smoke, noxious fumes, gases, or unusual odors emanating beyond the property line of the development; and (3) any other activity that would exceed the limitations of the Town of Rosendale Code. Responsibility for meeting such requirements shall extend in all circumstances to individual occupants of campground or RV park lots as well as owners and operators.
- (15) No animals shall be kept or maintained on any campground or RV park lot, except the usual household pets (cats, dogs and the like). Pets shall be kept confined so as not to become a nuisance.
- (16) No person shall burn trash, garbage or other like refuse on any campground or RV park lot. All such refuse shall be placed and kept in airtight receptacles for the same, which shall be provided by the owners of the campground or RV park lots. No owner or occupant shall permit the accumulation of litter or refuse or junk vehicles on a campground or RV park lot.
- (17) Notwithstanding any provisions herein contained to the contrary, picnic tables, benches, storage sheds, fireboxes or fireplaces and similar items of personal property may be placed on a campground or RV park lot. All personal property on a campground or RV park lot shall be maintained in good condition so as not to become unsightly.
- (18) No recreation vehicle shall be parked on any street or roadway within the development.
- (19) Potable water drinking supplies shall be provided within 300 feet of each campground or RV park lot and be operational during any period of occupancy.
- (20) Every campsite shall be accessible by fire and emergency equipment and shall be maintained in such condition, free of obstacles to access.
- (21) If the use of all-terrain vehicles or other similar sports equipment (including dirt bikes) is permitted within the campground or RV park, such activity shall be strictly limited to designated internal roads or other controlled designated areas within the campground or RV park and further limited to such time periods as will conform with the noise requirements herein. Campground or RV park management as well as individual campground lot owners/users shall be responsible for enforcing these limitations and be subject to the penalties provided herein if they do not and a nuisance situation is created for adjoining landowners.

(22) The operational standards contained in this section shall be incorporated in the management plan and restrictions for any transient campgrounds or RV parks, which restrictions and/or plan shall be approved by the Planning Board in its review of site development plans for the campground or RV park. A plan or set of restrictions that does not adequately provide for conformance with this section shall not be approved. The plan and/or restrictions shall also provide the Town with the option (but not the obligation) of being a part of their enforcement and include a right for the Town to periodically inspect the development for continued compliance with the plan and/or restrictions.

C. Revocation of permit.

(1) If the Code Enforcement Officer finds that a campground or RV park for which a permit has been issued is not being maintained in a clean and sanitary condition or is not being operated in accordance with the provisions of this chapter, he may service personally or by certified mail upon the holder of the permit a written order which will require the holder of the permit to correct the conditions specified in such order within 10 days after the service of such order.

(2) If the holder of such permit shall refuse or fail to correct the condition or conditions specified in such order, the Code Enforcement Officer shall revoke such permit, and the holder of the permit shall thereupon immediately terminate the operation of such campground or RV park and held to be in violation of this chapter.

(3) However, if the owner or operator of such RV park shall thereafter correct such conditions and bring the RV park into compliance with this chapter, such owner may then apply for issuance of a new permit for such park, and if the application is approved and permit is granted, the applicant shall pay to the Town the fee required by this chapter without any credit for the fee paid for the permit which was revoked.

D. Penalties for offenses; additional remedies. The Code Enforcement Officer may, in the case of violations of the foregoing provisions by any campground or RV park lot occupant, and in addition to other remedies available under this chapter and, regardless of whether such campground or RV park has a current permit, remove or cause to be removed all camping facilities and persons associated with such activity. This shall include tents, vehicles, recreational vehicles, personal equipment, and other goods. Such person or persons shall also be guilty of a violation and be punished as provided herein. The Code Enforcement Officer shall provide any violator who is not a repeat violator with a warning and order to immediately cease and desist in the violating activity and upon failure of the violator to do so shall institute the actions provided above. The Code Enforcement Officer may enter onto the grounds of any property for purposes of determining compliance.

E. Exceptions. None of the provisions of this chapter shall be applicable to the following:

(1) The business of recreational vehicle sales.

(2) The storage of a RV not being used on premises occupied as the principal residence by the owner of such RV; provided, however, that such unoccupied RV shall not be parked or located between the street line and the front building line of such premises or be connected to utilities.

(3) Storage yards within any campground or RV park for vehicles and tents when not in use for camping. A campground or RV park may also include a store for sales of camping supplies and other retail goods to campers; areas for musical and similar entertainment events that are also open to the general public, provided such uses are occasional in nature and clearly accessory to the campground or RV park as the principal use of the property; and permanent cabins for camping purposes provided such cabins are limited to 500 square feet footprint size, are owned and managed by the resort owner and constitute no more than 20% of such camping accommodations as are offered at the facility.

§ 75-28D(4.1) Camps

A. Camps, Day

1. **Site Capacity** The minimum lot area shall be ten (10) acres. The Planning Board may place limits on the overall number of cabins, dwellings, or campers in order to accommodate the use and avoid adverse impacts to the environment, the zoning district, or the Town's residential uses and neighborhoods. In doing so, the Planning Board shall consider the adequacy of potable water, wastewater disposal facilities, traffic circulation, emergency access, NYS Uniform Fire Prevention and Building Code compliance, and other criteria that address public health, safety, and welfare of residents and camp attendees. The Code Enforcement Officer, as part of any Special Use permit, may conduct inspections when the camp is in operation periodically with prior notice of at least 24 hours, except in cases of emergency to determine compliance with capacity requirement.
2. **Location** The camp shall have a minimum frontage of two hundred (200) feet on a County or State maintained highway. The Planning Board, in its discretion, may allow a camp to be situated on a Town maintained highway where it determines, in consultation with the Highway Superintendent, that such highway and intersections have adequate capacity to handle traffic from the camp and will not cause any adverse access, noise, or other impacts to adjoining residential uses.
3. **Layout** Camp facilities shall be designed so as to be consistent with the character of the surrounding neighboring residences. Buildings and structures shall conform to Chapter 75 Schedule 2, Density Control Schedule.
4. **No RV or tent campsites**, or any other transient or overnight camping accommodations, shall be offered to noncampers, and no camping trailer or RV of any size is allowed in a camp, except as approved by the Planning Board on a temporary basis, considering compatibility with the health, safety, and welfare of campers and neighboring residents.
5. **No building, cabin, tent, or active recreation facilities/structures** shall be located closer than fifty feet (50) feet from any lot line, except said setback shall be a minimum of one hundred (100) feet from any lot line or portion thereof that adjoins a residential use. Notwithstanding the foregoing, a camp in existence prior to the effective date of this Zoning Chapter with a setback of less than one hundred (100) feet from an adjoining residential use may be expanded with new buildings, cabins, tents, or active recreation facilities/structures that maintain the current setback provided it is a minimum of fifty (50) feet from adjoining residential uses. The uses and structures within the camp shall be effectively buffered and screened as required in Section (6) below to minimize noise and visual impact to adjoining residential properties.
6. **A landscape buffer** no less than fifty (50) feet inward from the camp property lines shall be provided and maintained within the required setbacks which shall provide adequate screening to provide visual separation from adjoining properties during all times of the year through preservation of existing vegetation and/or installation of a mix of deciduous and coniferous trees, shrubs, and other vegetation that achieves the screening objective. Said buffer may be encroached upon only by a driveway that provides direct access to an adjoining road. The Planning Board may waive or reduce this landscape buffer requirement where it finds that adequate screening is provided by reason of topography, existing forested landscape, and/or where no activities or structures will be visible from adjacent properties. Where the buffer is provided by preservation of existing vegetation, notes shall be provided on a site plan that restricts clearing within the buffer area. Passive recreation uses such as walking, hiking, wildlife observing, non-motorized biking and similar activities that do not disturb the landscape buffer and that do not generate significant noise as determined by the Planning Board are allowed within the buffer, and minimal cutting or trimming of vegetation to allow such passive recreation issues within the buffer shall be permitted.

7. Adequate evidence shall be furnished by the applicant demonstrating that noise levels will not disturb nearby residential properties. Such evidence must consider the nature of the activity, the frequency of the activity and the time and day of the proposed activity. Public address systems are prohibited except as allowed below.
8. Sanitary and wastewater disposal systems shall be approved by the New York State Department of Health. Enclosed flush toilets shall be required.
9. Centralized solid waste receptacles shall be required with mandatory fencing and screening of at least six (6) feet in height. Waste in these receptacles shall be collected regularly to avoid odor, health hazards and litter. At the discretion of the Planning Board and based on the size and operation of the camp, the Planning Board may require a trash compactor. On-site storage of refuse longer than seven days, and the burial of any refuse or debris is prohibited.
10. Adequate emergency access shall be required throughout the campsite. The Planning Board shall ensure that suitable surfaces are provided for internal driveways to ensure emergency equipment can access all occupied areas of the site. The camp shall be designed with two separate points of ingress and egress, unless the Planning Board grants a waiver from this requirement for good cause shown by the Applicant such as where two separate points are not feasible and adequate procedures and safeguards can be put in place to allow adequate access to the site. All internal drives shall consist of a dustless stabilized surface, and the Planning Board may require that they be paved to accommodate emergency vehicles based on the recommendations of the fire district or other emergency services providers, or the Towns engineering consultant. Drop-off and pickup areas for buses and vehicles shall be located no less than one hundred (100) feet from the lot line along the street providing access to the site, or some lesser distance if the Planning Board determines there is sufficient space to queue buses and other vehicles on the site without creating any queuing on the street(s) that provide access to the site during ordinary operations. There shall be safe and adequate management of vehicular and pedestrian traffic entering and exiting the site, as well as within the site, including particular safeguards covering episodic periods of drop-off and pick-up of children and/or visitors. Buses shall be boarded and offboarded within the site and adequate space shall be provided.
11. No parking, loading or maneuvering incidental to parking shall be permitted in connection with the use of any camp on any public street, sidewalk, required buffer, right-of-way, or any public grounds not part of the camp.
12. Accessory structures Including, but not limited to, laundry rooms, recreation rooms, cafeteria, accessory religious space for worship that are ancillary to the operation of the campground are permitted.
13. Fireplaces and campfires. All fires in any camp shall be in a designated approved location with at least a stone or other fireproof enclosure demarcating the usable area from which all vegetative growth or other flammable material which might contribute to the accidental spread of the fire shall be removed. A camp shall adhere to all outdoor burn bans Issued by any Local, County, or State agency.
14. Resident Manager One dwelling for a resident manager may be occupied year-round and shall be permitted accessory to a day camp.
15. NYS Uniform Fire Prevention and Building Code The camp shall comply with the requirements of the NYS Uniform Fire Prevention and Building Code, as may be amended from time to time. The Code Enforcement Officer may conduct Inspections annually, or at other times for cause or in response to a complaint, to ensure such requirements and any Planning Board approvals are met.
16. Management Every camp shall maintain with the Town the contact information for the person in charge of the camp, including a phone number(s) for contact in the event of an emergency, or otherwise, available 24 hours per day.

17. Lighting shall be dark sky compliant and cut sheets for proposed fixtures and illumination spill (footcandles) shall be provided to the Planning Board if site lighting is proposed.
18. Public Address System A public address system may be allowed by the Planning Board where it finds the system will be operated in a manner that complies with Chapter 47 of this code. The Planning Board shall approve the location of the public address system at the time of site plan approval to ensure it meets this requirement. If at any time the system is not in compliance with the Chapter 47 of this code, the Code Enforcement Officer shall require it be relocated or removed. The public address system may only be operated from dawn to dusk, but nothing herein shall limit its use in an emergency.
19. Signage Signage shall be permitted in accordance with the sign regulations of this Chapter. For safety purposes, an identification sign shall be provided along the public road to which the camp fronts.
20. Visitation/Events The camp may exceed the overall camp capacity as set forth in Subsection 1 above on visitation and event days. The Planning Board may review and set limits on the number of events and timeframes for the events/visitation days, which shall take into consideration the need for parking, demand for potable water and wastewater generation, and similar factors.
21. Architectural Review The color, design, and materials of all buildings shall be subject to review and approval by the Planning Board. The Planning Board may require sample materials, elevations, and renderings to be submitted. A camp shall be designed using earthtone colors to fit into the landscape, except where there is a showing of need for different colors for religious or safety requirements.
22. Landscaping The Planning Board shall require a landscaping plan.
23. Amendments to Existing Day Camps The alteration or expansion of any day camp operating with a special use permit shall require review and approval of an amended special use permit and site plan under this code and this Chapter and shall be subject to the special use permit standards and requirements of this Section.

B. Camps, Overnight

1. An overnight camp shall adhere to all requirements for day camps.
2. Cabins or other sleeping quarters shall be constructed in compliance with all applicable New York State and Ulster County requirements, rules, and regulations.
3. Cabins or sleeping quarters that are part of an overnight camp shall only be used as part of the overnight camp use and no building shall exceed 4,000 square feet in gross floor area except where the Planning Board permits larger buildings based on a determination that the layout and locations of such larger dwelling units will ensure compatibility with the health, safety, and welfare of campers and neighboring residents. There shall be no permanent family occupancy in the overnight camp, except for resident manager quarters as set forth herein. All cabins and sleeping quarters shall otherwise be constructed in accordance with NYS Uniform Fire Prevention and Building Code and Sanitary Code requirements, as may be amended from time to time.
4. Resident manager quarters. Living quarters for any resident manager(s) and/or property owner(s) and their family household who live separately from campers or counselors sleeping in dormitories, cabins, bunkhouses, or other such group quarters without cooking facilities shall be provided within a permanent dwelling structure, meeting the requirements of the New York State Uniform Fire Prevention and Building Code. Such dwelling apart from camper and counselor staff beds in group quarters shall contain its own cooking facilities and shall be treated as a dwelling unit. The density for a dwelling unit shall be the minimum lot area required for a dwelling unit in the zoning district in which the camp is located. The required minimum lot area(s) for the living quarter unit(s) for resident manager(s) or property owner(s) shall be subtracted from the lot area before calculating the maximum number of camper or staff beds in

group quarters permitted at the overnight camp. The dwelling unit for a resident manager or property owner may be located within the overall property and need not be situated on an individual lot. The resident manager shall be on the premises on a regular basis or shall provide regular inspections to guard against vandalism during the off-season.

5. Operation plan. Upon request of the Building Department, the applicant for an overnight camp shall submit a copy of a camp safety plan as required by Title 10, Subpart 7-2, Children's Camps, of the New York State Public Health Law.

C. Camps, Seasonal

1. A seasonal camp shall adhere to all requirements for day camps.
2. Sleeping quarters for families and households shall be considered seasonal single family dwelling units, whether attached or detached. Seasonal single-family dwelling units shall only be occupied during the camp season and must be occupied by at least one staff member. The Planning Board may place limits on the overall number of seasonal dwelling units in order to accommodate the use and avoid adverse impacts to the environment, the zoning district, or the Town's residential uses and neighborhoods. In doing so, the Planning Board shall consider the adequacy of potable water, wastewater disposal facilities, traffic circulation and emergency access, Uniform Fire Prevention and Building Code compliance, and other criteria that address public health, safety, and welfare of residents and campers. The dwelling units shall be laid out so as to have a rural naturalistic appearance and shall not be laid out in a grid. Detached dwelling units and/or buildings containing attached dwelling units shall be separated no less than forty (40) feet from one another, and the Planning Board shall approve the layout and locations of dwelling units to ensure compatibility with the health, safety, and welfare of campers and neighboring residents.
3. Nothing herein shall permit individual ownership of the dwelling units, e.g., condominium association.
4. The Planning Board shall require a landscaping plan for that area designed with sleeping quarters for families and households.

SECTION 3.

Attachment A of the Code of the Town of Rosendale "Schedule of District Uses" shall be amended to include the following: R-1, R-2, A, A-1.

SECTION 4.

If any part or provision of this local law is judged invalid by any court of competent jurisdiction, such judgment shall be confined in application to the part or provision directly on which judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Law or the application thereof to other persons or circumstances. The Town hereby declares that it would have enacted the remainder of this Law even without such part or provision or application.

SECTION 5. Effective Date

This Local Law shall take effect immediately upon filing in the office of the Secretary of the State of New York.