



Informational Brochure No. 1

Mobile Homes

Town of Queensbury

The Town of Queensbury Informational Brochure series has been developed to provide the public with information on land use regulations commonly affecting activities undertaken by the public and administered by this office. It is not intended to be a complete statement of all applicable regulations and individuals are encouraged to contact the office for complete permitting requirements.

What is a mobile home?

Generally speaking a mobile home is manufactured so that it may be towed or delivered to a home site as a single unit. They are traditionally purchased or leased from a manufacturer/dealer and delivered to a home site and they may be readily moved. The Building Code of New York State recognizes mobile homes as a separate class of structure. A technical definition is found in the Town's Zoning Ordinance and Mobile Home regulation.

How is a modular home different from a mobile home?

A modular home is permanently joined together, and is indistinguishable from a conventionally built home with a permanent foundation and a sloped roof.

Where are mobile homes allowed?

A mobile home may be placed in a permitted mobile home park or in a Mobile Home Overlay District (MHO). There are exceptions relating to pre-existing facilities.

What is the Mobile Home Overlay District?

The Mobile Home Overlay District is a group of designated areas within the town where mobile home parks and mobile homes may be located. These areas were designated specifically to allow this type of affordable, alternative housing.

Where are the Mobile Home Overlay Districts located?

Several Mobile Home Overlay districts exist in Queensbury and can be found:

- a) South of Luzerne Road, west of Van Dusen Road;
- b) Areas of Warren Lane, Lucky Lane, Crystal Lane and Burch Road;
- c) An area north of Route 149, west of Bay Rd. and south of the Adirondack Park boundary line; and
- d) A small area north of Luzerne Road at East Drive.

Mobile Home Overlay Districts designated for single mobile home sites can be found:

- a) Howard Street, Leo Street, Eisenhower Avenue and Dawn Road.
- b) South of Luzerne Road, north of Corinth Rd.

* Please contact the Zoning Administrator for specific sites within these general areas. *

Can I replace an existing mobile home with a newer mobile home?

Yes. Replacement of a mobile home with a mobile home of superior construction requires a Town Board permit if the home site is not within a designated MHO. Replacement of a home within a MHO requires only a building permit. In both instances, all other applicable requirements still apply, i.e. setbacks and septic.

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Can I relocate a mobile home from another area into the Town of Queensbury?

A building inspector must first inspect a mobile home moving into Queensbury in order to confirm compliance with local weather and heating requirements.

What if I want to place a mobile home in a zone where they are not currently allowed?

Placing a mobile home in an area where one doesn't already exist and isn't currently allowed requires a use variance. Use variances are issued by the Zoning Board of Appeals and may be difficult to obtain.

May I temporarily live in a mobile home while constructing a conventional home?

The Town Board may issue a temporary permit for a period not to exceed one year as long as the owner will be the occupant of the mobile home and the home being built.

Are there any other types of permits available?

The town may also grant a temporary permit for up to three months to place a mobile home outside of a mobile home park. In the case of hardship or extenuating circumstances, a revocable permit to place a mobile home outside of a mobile home park is available.

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What are the fees for these special permits?

Depending on the type of permit, fees range from \$10.00 to \$25.00. Besides these special permits, you will also need to obtain a building permit. As with all fees, cash or checks are accepted by the Town Clerk. Sorry, no credit cards at this time.

What do I need to apply for one of the special permits?

Generally, applications for permits must be written and signed by the applicant and accompanied by a plan drawn reasonably to scale. The Zoning Administrator or the Code Compliance Officer can supply you with information and direction to help you complete the application process.

I have been considering developing my property to accommodate a few mobile homes. Do I need a special permit to do so?

Any parcel of land planned and improved for the placement of three or more mobile homes for continuous occupancy are regulated as mobile home parks. Questions regarding mobile home parks and transient mobile home park should be directed to the Zoning Administrator.

Need More Information?

Got a question on required permits, the permit process, application requirements? Call or make an appointment to see the:

Zoning Administrator
761-8218

Have a question regarding building permits, construction codes, or septic systems? Call or make an appointment to see the:

Director of Building and Codes
761-8253

Visit the Town of Queensbury on the web at www.queensbury.net for the Informational Brochure Series or to access the Town Code. Our offices are located at the Town Center at the intersection of Bay and Haviland just north of ACC.

The Informational Brochure Series

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