

Code Enforcement Office

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Hours: Mon - Thurs 7-8 am & 2-4 pm

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IMPORTANT INFORMATION NOTICE

With the full support of the Town Board, this office will be actively involved with the Town residents, property owners, and tenants to resolve the current blight issues that have developed overtime throughout the Town of Campbell boundary limits.

Below are sections taken directly from the Town of Campbell, Local Law 3 of 2014 which supports this information notice. The entire Zoning Code can also be found at www.campbellny.com under the tab government – Code Enforcement.

4.8.3 All buildings shall be in conformance with applicable NYS Fire Prevention and Building code (Residential, Commercial, Existing, Plumbing, Mechanical, Fuel Gas, Energy, and Property Maintenance Code). Commonly known as the Uniform Code. Section 4.9 Property Maintenance Regulations 4.9.1 Legislative intent. It is the intent of the Town of Campbell to retain its natural beauty, to ensure the tranquility of all residents, to promote the common welfare and to present an attractive appearance to both residents and visitors. It is the intent of the Town of Campbell not only to protect the health, safety and welfare of its residents but also to protect the property values of adjoining property owners whose property values may decline due to the failure of any property owner to properly care for his property. Therefore when a parcel of land or building become in a state of disrepair and/or have accumulated debris, trash, junk or become rodent or insect infested and thus detract from the general aesthetic values of the Town of Campbell, the following shall apply: 4.9.2 The Property Maintenance Code of New York State: shall be the Property Maintenance regulation for the Town of Campbell as it is written and adopted. **11.29 Abandoned, Junk and Inoperative Motor Vehicles.** 133 11.29.1 The purpose of this section is to promote the public health, safety and general welfare to provide rules and regulations in regard to storing, leaving or depositing abandoned, junk, inoperative motor vehicles on real property, or private premises in the Town of Campbell. 11.29.2 The unrestrained accumulation of inoperative motor vehicles is a hazard to such health, safety and welfare of the residents of the Town of Campbell, necessitating the

regulation, restraint and elimination thereof.

This section is enacted in recognition of the following facts: 1. Can constitute both a public and private nuisance. 2. Is a source of potential injury to children and others, creates an attractive nuisance. 3. Is often replete with broken glass, sharp torn metal edges and harmful acids in batteries. 4. Constitutes blight on the Town landscape. 5. Destroys the aesthetic qualities of the Town and is generally unsightly. 6. Tends to depreciate not only the property on which it is located but also the property of others, and the Town in general. 7. Makes the Town less safe and pleasant in which to live and do business. 8. Damages the welfare of the Town as a whole. 9. Tends to result in uncontrolled growth of grass and weeds. 10. Tends to result in uncontrolled collection of debris. 11. These areas tend to be breeding grounds for insect's rodents and similar harmful creatures.

11.29.3 OPEN STORAGE RESTRICTIONS AND GENERAL PROHIBITIONS. A. Storage Prohibition- Open storage of two or more inoperative unlicensed motor vehicles shall not be parked, kept, or stored on any premises within the Town, and no vehicle shall at any time be in a state of disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. B. Location of permissible storage- No more than one (1) inoperative, abandoned, unregistered or junk motor vehicle may be permitted to be stored on private property within the Town in accordance with the following standards: 1. Any such vehicle shall be stored behind the front building line of the principal residential structure. 2. Any such vehicle shall be enclosed with a six (6) foot high fence. Such fence shall be constructed in such a way as to block the view of the stored vehicle. **A zoning permit is required for any fence installation.**

MOTOR VEHICLE- any motor vehicle, as defined in the Vehicle and Traffic law of the State of New York, any vehicle that is licensed for operation on the roads and highways and public water ways,

This notice is to allow all residents, property owners, and tenants the opportunity to address possible concerns with their property before the implementation date of 6/6/2022. To help everyone, we have generated resource information packets for possible assistance to help resolve issues with your property. These are located on the table by the Town Clerk's Office. Also included in this packet is a form to complete and return if you might be unclear of any specific requirements pertaining to your property.

Tom Hargrave, CEO