

LOCAL LAW # 7 OF 2018
A LOCAL LAW AMENDING §535-55(F) OF THE ZONING LAW
OF THE CITY OF PORT JERVIS

Purpose. The purpose of this local law is to amend the existing §535-55(F) of the Zoning Law of the City of Port Jervis to require inspection following the removal of a second kitchen(s)/kitchenette(s) from a structure that has lost its multifamily status pursuant to §535-55(D) of the Zoning Law.

Legislation:

§535-55(F) of the Zoning Law of the City of Port Jervis shall be amended to state:

“Removal of additional kitchens or kitchenettes in nonconforming dwellings. If any nonconforming multiple dwelling or two-family detached dwelling as such items are defined in the Port Jervis City Code shall, as result of noncompliance with any subsections of §535-55, lose its use or uses as a multiple dwelling or two-family detached dwelling, then in addition to not reestablishing such nonconforming use, such dwellings shall have removed, prior to the re-occupancy of the entire premises, all additional kitchens or kitchenettes that were previously permissible when the allowable nonconforming use existed. Removal shall include, but not be limited to, the removal of all structures and appliances for the cooking or preparation of food as well as all plumbing and gas lines feeding said kitchen or kitchenette back to their source of origin, multiple gas manifolds to a single manifold and meter, multiple electrical meters and boxes to a single box, and wall openings allowing for a through way in the interior of the structure. No nonconforming multiple dwelling or two-family detached dwelling that shall lose its use or uses as a multiple dwelling or two-family detached dwelling shall be able to establish a new use, including a use as a single-family dwelling, without a full inspection by the Code Enforcement Officer to confirm removal of all additional kitchens or kitchenettes.”

PLEASE TAKE NOTICE TO THE EXTENT THAT THIS LOCAL LAW MAY CONFLICT WITH APPLICABLE PORTIONS OF THE CITY LAW OF THE STATE OF NEW YORK, IT IS THE STATED INTENTION OF THE CITY TO EXERCISE ITS AUTHORITY TO

SUPERSEDE AND AMEND, AS GRANTED UNDER THE MUNICIPAL HOME RULE LAW OF THE STATE OF NEW YORK, SECTION 10. THE CITY HEREBY PROVIDES NOTICE THAT IT IS EXERCISING ITS AUTHORITY TO SUPERSEDE AND AMEND PURSUANT TO MUNICIPAL HOME RULE LAW OF THE STATE OF NEW YORK SECTION 22.