

INTRODUCTORY LOCAL LAW NO. 1 OF 2026

**A LOCAL LAW OF THE CITY OF PORT JERVIS, COUNTY OF ORANGE,
AMENDING CHAPTER 535 OF THE CITY CODE-ZONING**

BE IT ENACTED BY THE COMMON COUNCIL OF THE CITY OF PORT JERVIS AS FOLLOWS:

Section 1. Purpose

In connection with the continued utilization and effectiveness of the Comprehensive Zoning Plan for the City of Port Jervis, and in the interest of making additional space within the City available for residential use, the amendments to the City Zoning Code set forth in this Local Law have been established to permit accessory owner or caretaker apartments in certain buildings located within the Neighborhood Mixed Use Zoning District (“NMU”).

Section 2. Amendment

The City of Port Jervis Code Chapter 535 Attachment 1 entitled “Table of Bulk Use Requirements” shall be amended by adding the term “Owner or Caretaker Apartment” to the Accessory Uses set forth in the Neighborhood Mixed Use Zoning District (“NMU”) for the following uses:

1. Places of Worship
2. Business and Professional Office
3. Funeral Homes

Section 3. Separability

If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances, and the Town Board of the Town of Wallkill hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

Section 4. Superseding Provision.

To the extent that New York State Town Law fails to provide specific authority for this Local Law or the procedures necessary for its adoption, or otherwise appear to be in conflict with

this Local Law or the procedures followed for its adoption, then such laws are hereby superseded by this Local Law pursuant to New York Municipal Home Rule Law and the common law of vesting.

Section 5. Repeal

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed.

Section 6. Effective Date

This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.