



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

5 of the year 20 25

Local Law Title: A LOCAL LAW AMENDING CHAPTER 535 OF THE CITY CODE OF THE CITY OF PORT
JERVIS, NEW YORK TO CREATE A NEW ZONING DISTRICT ENTITLED "TRI-STATE
CENTRAL BUSINESS OVERLAY DISTRICT"

Be it enacted by the Common Council of the
(Name of Legislative Body)

☐ County ☒ City ☐ Town ☐ Village
(Select one)

of Port Jervis as follows on the attached pages:
(Name of Local Government)

For Office Use Only

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STATE RECORDS

SEP 26 2025

DEPARTMENT OF STATE

Department of State Local Law Index Number: 5 of the year 20 25

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

Local Law Filing

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, ascribed as local law number 5 of 20 25 of the (County)(City)(Town)(Village) of Port Jervis was duly passed by the Common Council on July 28 20 25 and was
(Name of Legislative Body)
(approved)(not approved)(repassed after disapproval) by the Mayor
(Elective Chief Executive Officer*)
on July 28 20 25 in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was
(Name of Legislative Body)
(approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____
(Elective Chief Executive Officer*)
Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____ in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was
(Name of Legislative Body)
(approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____
(Elective Chief Executive Officer*)
Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____ in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

Local Law Filing

5. ~~(City local law concerning Charter revision proposed by petition.)~~

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 _____ of the City of _____ having submitted to referendum pursuant to the provisions of Section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 _____ became operative.

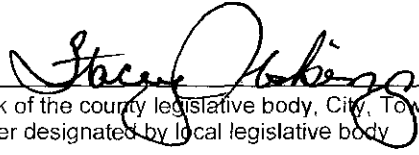
6. ~~(County local law concerning adoption of Charter.)~~

I hereby certify that the local law annexed thereto, ascribed as local law number _____ of 20 _____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 _____ pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in the paragraph 2 above.

(Seal)


Clerk of the county legislative body, City, Town or Village Clerk or
officer designated by local legislative body

September 23, 2025

(Date)

CITY OF PORT JERVIS

LOCAL LAW NO. 5 OF 2025

**A LOCAL LAW AMENDING CHAPTER 535 OF THE CITY CODE OF THE CITY OF
PORT JERVIS, NEW YORK TO CREATE A NEW ZONING DISTRICT ENTITLED
“TRI-STATE CENTRAL BUSINESS OVERLAY DISTRICT”**

Be it enacted by the Common Council of the City of Port Jervis, County of Orange, State of New York, as follows:

Section 1. Statement of Intent

This Local Law is enacted to amend Port Jervis City Code Chapter 535 in order to create a new zoning district called the Tri-State Central Business Overlay District (“TCB”) in order to provide flexibility in development to permit commercial and business uses where appropriate with respect to certain defined properties within the City.

Section 2. Section 535-5 Amended

The City of Port Jervis Code, Section 535-5 entitled "Districts Established" shall be amended as follows by adding subsection “L” entitled “Tri-State Central Business Overlay District (“TCB”)” as follows:

L. Tri-State Central Business Overlay District (“TCB”).

Purpose: To extend Central Business District uses over select areas of the Tri-State Commercial Corridor where use is consistent with neighborhood character

- (1) Within the TCB Overlay District, all uses permitted within the Central Business District may be permitted subject to special use and site plan approval by the City Planning Board. The standards for such approvals shall be the same as those specified for the Central Business District.**
- (2) The City Planning Board shall refer the special use permit and site plan application(s) to the Common Council. The Common Council has thirty (30) days from the date of referral to provide its comments on the application(s). The Common Council’s comments are not binding on the Planning Board. However, should the Common Council disfavor the application, a supermajority of the Planning Board shall be required to approve such application.**

20	6	3	7-9 Minisink Avenue
20	6	1.2	260 East Main Street
20	6	2.-1	262 East Main Street
20	6	2.2	264 East Main Street
20	6	12.22	270 East Main Street
20	6	11.22	290 East Main Street
20	6	10	298 East Main Street
20	1	6.12	8 North Maple Avenue
20	8	6.22	28 South Maple Avenue
20	8	4.2	10 South Maple Avenue
20	8	5.2	18 South Maple Avenue
20	8	1.12	2 South Maple Avenue
20	6	9	300 East Main Street

Section 5. Chapter 535 Articles V and VI Use and Bulk Requirements Amended

The City of Port Jervis Code, Chapter 535, Article V entitled "Use Requirements" and Article VI entitled "Bulk Requirements" shall be amended to add the following uses and bulk requirements for the Tri-State Central Business Overlay District ("TCB") into the existing City Code and tables:

The Bulk Requirements Table currently entitled "CBD-Central Business District" shall be renamed "CBD-Central Business District and TCB-Tri-State Central Business Overlay District".

NOTE: ALL USES PROPOSED FOR THIS DISTRICT REQUIRE SPECIAL USE AND SITE PLAN APPROVAL BY THE CITY PLANNING BOARD IN ACCORDANCE WITH CITY CODE §535-5(L).

Section 6. 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 Common Council of the City of Port Jervis hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

Section 7. **Repeal**

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

Section 8. **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.