



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:

1 of the year 20 26

Local Law Title: 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
(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

FILED
STATE RECORDS

JUL 10 2026

DEPARTMENT OF STATE

Department of State Local Law Index Number: 2 of the year 20 26

(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 Instructions

**PLEASE FOLLOW THESE INSTRUCTIONS
WHEN FILING LOCAL LAWS IN THE OFFICE OF THE SECRETARY OF STATE**

1. Each local law shall be filed in the office of the Secretary of State within 20 days after its final adoption or approval as required by section 27 of the Municipal Home Rule Law. The cited statute provides that a local law shall not become effective before it is filed in the office of the Secretary of State.
2. Each local law to be filed shall be an original certified copy.
3. Each local law shall be filed on a form provided by the Department of State. Copies of the local law text must be attached to the form. Only legible copies will be accepted.
4. Submit only the local law form and the text of the local law.
5. In the case of a local law amending a previously enacted local law, the text must be that of the law as amended. Do not include any matter in brackets, with a line through it, italicized or underscored to indicate the changes made. The printed introductory bill number for the proposed local law and explanatory matter must be omitted.
6. The date of filing of a local law is the date on which the local law is placed on file by the Department of State. The Department of State will assign a local law number for indexing purposes. The Department of State's Index Number for a local law may be different from the local law number ascribed by the legislative body of the local government.

It is suggested that municipalities use introductory identifying bill numbers for proposed local laws. After the local law is enacted (and approved by the voters, if required), the local law should then be numbered and submitted to the Department of State for filing.

7. Each copy of a local law filed in the office of the Secretary of State shall have affixed to it a certification by the Clerk of legislative body or other officer designated by the local legislative body. Please complete the appropriate certification on the Department's local law filing form.
8. A copy of each local law may be mailed or delivered to:

NYS Department of State
State Records Unit
One Commerce Plaza, 99 Washington Avenue
Albany, NY 12231.

(DO NOT FILE THIS INSTRUCTION SHEET WITH THE LOCAL LAW)

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 1 of 20 26 of the (County)(City)(Town)(Village) of Port Jervis was duly passed by the Common Council on April 13, 20 26 and was (approved)(not approved)(repassed after disapproval) by the Mayor on _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

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 (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____

(Name of Legislative Body)

(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 (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____. 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.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

* 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 _____ above.

(Seal)



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

Resubmission: July 7, 2026

(Date)

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JUL 10 2026

DEPARTMENT OF STATE
LOCAL LAWS INDEX NUMBER 2
OF THE YEAR 2026

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.

ZONING

535 Attachment 1

City of Port Jervis

Table of Use and Bulk Requirements
[Amended 3-28-2022 by L.L. No. 2-2022; 11-28-2022 by L.L. No. 11-2022; 6-12-2023 by L.L. No. 5-2023; 8-14-2023 by L.L. No. 9-2023; 2-26-2024 by L.L. No. 3-2024; 6-24-2024 by L.L. No. 4-2024]

NMTU - Neighborhood Mixed-Use District

Description of Permitted Uses			Bulk Requirements									
A	B	C	D	E	F	G	H	I	J	K	L	
Principal Uses	Conditional Uses	Accessory Uses	Lot Area (Square Feet)	Minimum Lot Width (feet)		Depth (feet)	Minimum Yard Depth (feet)			Height (feet)	Maximum Percent Coverage	
				Front	Side		Front	Both Sides	One Side			Rear
Places of worship		Owner or caretaker apartment	25,000	100		100	35	30	15	40	45	
Business and professional office		Owner or caretaker apartment	7,500	75		100	20	25	10	30	35	
Retail establishment	Personal service stores	Wholesale and retail combined establishments										
Business services	Banks											
	Restaurants											
	Bottle and can deposit redemption centers*	Owner or caretaker apartment										
	Animal hospitals											
	Newspaper printing plants											
	Manufacturing light											
	Motor vehicle sales											
	Motor vehicle service											
	Motor vehicle filling station											
	Motor vehicle repair shop											
	Building supply and lumber yards											
	Wholesale storage facilities											
	Shopping center											
	Preschools, day care centers, nursery schools											
Dry-cleaning and laundry												
Motor vehicle laundry												
Trade shops												
Job printing												
Health and fitness centers												
	Bowling alleys											
	Motels											
Governmental offices												
One-family detached dwelling		Customary residential accessory uses. Customary home occupations	7,500	75			20	25	10	30	35	
Two-family detached dwelling			12,000	120				16	8	30	35	
	Multiple dwellings	Private playground, private swimming pool, private tennis courts, private recreation buildings	15,000	150			30	40	20		35	
Hospitals, general			25,000	100		100						

[illegible][illegible]

[illegible]

* Per L.L. No. 9-2023, bottle and can deposit redemption centers shall have a rear setback of 20 feet.