

CITY OF PORT JERVIS, ORANGE COUNTY, NEW YORK
LOCAL LAW NO. 14 OF 2016

**A LOCAL LAW CHANGING THE ZONING DISTRICT
DESIGNATION OF THREE (3) PARTICULAR PARCELS OF REAL PROPERTY
LOCATED ON THE SOUTH SIDE OF HAMILTON STREET
WITHIN THE CITY OF PORT JERVIS, SPECIFICALLY
IDENTIFIED AS SECTION 6, BLOCK 4, LOTS 1.2 AND 2.2 AND
SECTION 6, BLOCK 5, LOT 2 ON THE OFFICIAL
TAX ASSESSMENT MAPS AND ROLLS OF THE CITY OF PORT
JERVIS, ORANGE COUNTY, NEW YORK, FROM AN R-1 ZONING
DISTRICT (LOW DENSITY RESIDENCE DISTRICT) TO LI (LIGHT
INDUSTRY) DISTRICT**

1. Purpose. The purpose of this Local Law is to specifically change the zoning designation of three (3) particular parcels of real property situated on the south side of Hamilton Street in the City of Port Jervis and specifically identified as Section 6, Block 4, Lot 1.2 (4.45± acres); Section 6, Block 4, Lot 2.2 (1.0± acres); and Section 6, Block 5, Lot 2 (0.62± acres) on the Official Tax Assessment Maps and Rolls of the City of Port Jervis, Orange County, New York. The properties are currently designated as R-1 (Low Density Residence District) for zoning purposes. This Local Law would change that Zoning District designation to LI (Light Industry) Zoning District. Those specific properties are situated adjacent to property designated as Section 6, Block 4, Lot 2.11 on the Official Tax Assessment Maps and Rolls of the City of Port Jervis, Orange County, New York, which is already designated in the Light Industry Zoning District. The subject property is also adjacent to property of the Port Jervis City School District which is located in the Town of Deerpark, Orange County, New York, and is currently designated as Mixed Use (H-MU) Zoning District. Light manufacturing is a permitted use under the Zoning Laws of the Town of Deerpark in an H-MU Zoning District. As a result, the subject property is located between a property which is in the City of Port Jervis' LI Zoning District and the Town of Deerpark's H-MU Zoning District, both of which Zoning Districts permit light manufacturing as a use. The current R-1 designation of the property in the City of Port Jervis is incompatible for the potential light manufacturing permitted uses in both the City's and Town's Zoning District Regulations.

2. Legislation. The Zoning District designation of three (3) parcels situated on the south side of Hamilton Street in the City of Port Jervis, Orange County, New York, and specifically designated as Section 6, Block 4, Lot 1.2, Section 6, Block 4, Lots 2.2 and Section 6, Block 5, Lot 2 on the Official Tax Assessment Maps and Rolls of the City of Port Jervis, Orange County, New York, is herein and hereby changed from R-1 (Low Density Residence) Zoning District to LI (Light Industry) Zoning District.

PLEASE TAKE NOTICE TO THE EXTENT THAT THIS LOCAL LAW MAY CONFLICT WITH APPLICABLE PORTIONS OF THE GENERAL 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.