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February 24, 2026

General Code Publishers Corp.
781 Elmgrove Road
Rochester, New York 14624

Re: Village of Newark
Local Laws 1 of 2026

To whom it may concern:

As attorney for the Village of Newark, I am enclosing copies of Local Laws No. 1 of 2026 for the Village of Newark. Please note that we are not requesting an update of the Village Code Book at this time. Please advise of any questions or concerns.

Very truly yours,

/s/ **Matthew R. St. Martin**

Matthew R. St. Martin, Esq.

Local Law No. 1 of 2026
Village of Newark, County of Wayne

LOCAL LAW NO. 1 OF 2026, LOCAL LAW AMENDING SECTION 170-87 OF THE VILLAGE CODE, ENTITLED SUPPLEMENTAL REGULATIONS GOVERNING CONVERSIONS

Be it enacted by the Village Board of Trustees of the Village of Newark as follows:

Section 1. Purpose and Intent

The Village Board finds that section 170-87 of the Village Code could be interpreted as presently written to prohibit conversions of commercial and nonresidential buildings in the R-1, R-2, and R-3 Districts to residential buildings. The Board finds that it is illogical to prohibit such conversions within the R-1, R-2, and R-3 Districts, as such residential uses are permitted, and the preferred use, in such Districts. Allowing for conversions from commercial/nonresidential to residential within such Districts would promote the homogenous nature of such Districts and ensure that properties within residential districts are residential in nature.

Section 2. Section 170-87 of Village Code Superseded by this Local Law

Section 170-87 is hereby amended, as set forth below, with text containing a strikethrough being omitted, and highlighted text being added, to such Section. Any remaining text shall continue in full, force, and effect.

§ 170-87 - Supplementary regulations governing conversions.

Notwithstanding any other provisions of this chapter, the following restrictions shall apply in the conversion of existing buildings in residential districts R-1, R-2 and R-3 only to add additional dwelling units.

~~A. Conversions shall be restricted to buildings currently used exclusively for dwelling purposes.~~

~~B. A. No dwelling unit shall be created or reduced to less than 850 square feet of livable space.~~

~~C. B. No exterior change in size or dimension shall be made to any existing building being converted.~~

~~D. C. No more than 10% of buildings on any named street in an R-1 residential zoned district shall be converted; i.e., West Maple Avenue would be considered one street; East Maple Avenue would be considered one street. Once there are 10% two-family or multiple-family residences on any named street in any R-1 residentially zoned district, then there shall be no more conversions allowed. In computing the ten-percent limit, a building located on a corner lot, regardless of street address, shall be computed for each street the building faces.~~

~~E. D. On any named street in an R-1 residentially zoned district, preexisting or new two-family or multiple-family dwellings shall be computed as one-dwelling building and shall be counted in determining the percentage of permissible conversions.~~

~~F. No conversions to dwelling units shall be permitted to nonresidential buildings.~~

~~E. No conversions shall be permitted to accessory buildings or garages, as defined by §170-3 of the Newark Village Code.~~

Section 3. Severability

If any section of this chapter shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this chapter.

Section 4. Effective Date

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



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: LOCAL LAW AMENDING SECTION 170-87 OF THE VILLAGE CODE, ENTITLED
SUPPLEMENTAL REGULATIONS GOVERNING CONVERSIONS

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

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

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

For Office Use Only

Department of State Local Law Index Number: _____ of the year 20 ____

(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 1 of 2026 of the (County)(City)(Town)(Village) of Newark was duly passed by the Board of Trustees on February 17, 2026 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 _____ 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 _____ (Elective Chief Executive Officer*) 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 _____ (Elective Chief Executive Officer*) on _____ 20____. 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.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

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 _____ (Elective Chief Executive Officer*) 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.

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

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been 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 hereto, designated as local law No. _____ 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 paragraph _____ above.



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

(Seal)

Date: 2/23/26