



VILLAGE OF JOHNSON CITY

MUNICIPAL BUILDING

60 LESTER AVENUE • JOHNSON CITY, NY 13790

www.villageofjc.com

Village Board

Christina Charuk, Mayor

Trustee John Walker

Trustee Clark Giblin

Trustee Mary Jacyna

Trustee Lori Thorn

AGENDA - Tuesday, August 18, 2026

Village Hall Boardroom, 60 Lester Avenue, Johnson City, NY

WORK SESSION OF THE VILLAGE BOARD - 6:00pm

Department Head Reports

REGULAR MEETING OF THE VILLAGE BOARD - 7:30pm

ORDER OF BUSINESS

1. CALL TO ORDER/FIRE EXITS

2. PLEDGE OF ALLEGIANCE

3. MAYOR'S ANNOUNCEMENTS

- [3.1] Ukrainian Independence Day Flag Raising will be August 23, 2026 at People's Park at 12:30pm to honor the 35th anniversary of Ukrainian Independence at the request of the Ukrainian National Women's League of America who provided a flag for the event.
- [3.2] The next Planning Board Meeting will be Tuesday, August 25, 2026 at 7:30pm with a work session at 7:00pm in the Johnson City Village Hall Board Room.
- [3.3] The next regular Village Board Meeting will be Tuesday, September 1, 2026 at 7:30pm with a work session at 6:00pm in the Johnson City Village Hall Board Room.
- [3.4] There will be a Code Town Hall Presentation tomorrow, Wednesday, August 19, 2026 at 6:00pm in the Johnson City Village Hall Board Room.

4. APPROVAL OF BOARD MINUTES

- [4.1] July 21, 2026 Village Board Work Session and Regular Meeting Minutes
- [4.2] August 11, 2026 Village Board Special Meeting Minutes

5. BIDS

- [5.1] Floral Avenue, Burbank Avenue, Grand Ave Pavement Restoration Bids were read Wednesday, August 12, 2026 at 10:00 am

Specification Holder	Bid Amount
L&T Construction	\$2,036,263.95
G. Devincentis & Son	\$1,394,000.00
Broome Bituminous Products, Inc.	\$3,700,000.00
Bothar Construction, LLC	\$1,757,757.57

6. PUBLIC HEARINGS

- [6.1] A Local Law amending the Zoning Law of the Village Of Johnson City to establish a Health Care, Research and Education Overlay District.

7. PETITIONS RECEIVED – Presentation of petitions to the Board

8. PRIVILEGE OF THE FLOOR – VISITORS

9. COMMUNICATIONS

- [9.1] Correspondence from George Hawras regarding penalty in the amount of \$548.00 for 101 Main Street.
- [9.2] Correspondence from Matiur Chowdhury regarding garbage violation fee in the amount of \$500.00 for 356 Grand Avenue.
- [9.3] Correspondence from Mohammad Mostafa regarding lawn mowing/trimming bill in the amount of \$267.00 for 147 N. Broad Street.

10. COMMITTEE/BOARD REPORTS

- [10.1] Binghamton/Johnson City Joint Sewage Board Reports for July 31, 2026

11. DEPARTMENT REPORTS

- [11.1] Police Department Overtime Report for July 16, 2026 – July 29, 2026
- [11.2] Fire Department Overtime Report for July 16, 2026 – July 29, 2026
- [11.3] Fire Department Overtime Report for July 30, 2026 – August 12, 2026
- [11.4] Police Department Overtime Report for July 30, 2026 – August 12, 2026

12. PAYROLL AND BILLS PRESENTED

Abstract # 3 of the 2026 - 2027 Fiscal bills, as stated and or amended and attached to the work session minutes.

GENERAL FUND	\$603,889.44
WATER FUND	\$1,085,068.19
SEWER FUND	\$37,163.20
REFUSE FUND	\$69,617.80
VARPUR	\$1,198,644.07
SPECIAL GRANT	\$0
DEBT SERVICE	\$0
CAPITAL	\$156,982.72

13. UNFINISHED BUSINESS

Resolution 162 of 2026

Authorize the Mayor to accept the Non-Point Source Planning Grant award of \$50,000 and execute a Grant Disbursement Agreement with NYS DEC to complete an engineering study for the Cloverleaf Bioretention Project.

Resolution 164 of 2026

Authorize the Community Development Administrator to release a Request for Proposals to hire consultant to complete an engineering study for the Cloverleaf Bioretention Project.

14. NEW BUSINESS

FINANCE & RULES (All Board Members)

Resolution 171 of 2026

A RESOLUTION APPROVING THE ADOPTION OF LOCAL LAW NO. 5-2026

WHEREAS, notice was given that the Village Board scheduled a public hearing for August 18, 2026 at 7:30 p.m. for Local Law No. 5 of the year 2026 entitled “A LOCAL LAW AMENDING THE ZONING LAW OF THE VILLAGE OF JOHNSON CITY TO ESTABLISH A HEALTH CARE, RESEARCH AND EDUCATION OVERLAY DISTRICT”; and

WHEREAS, the Local Law was referred to the Village Planning Board and the Planning Board recommended approval of the same; and

WHEREAS, the Broome County Planning Department reviewed the Local Law pursuant to GML § 239-m, and found no county-wide impacts; and

WHEREAS, said public hearing was duly held on August 18, 2026 at 7:30 p.m. and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed Local Law, or any part thereof; and

WHEREAS, pursuant to Part 617 of the implementing regulations of the State Environmental Quality Review Act, it is determined by the Village Board that adoption of the proposed Local Law constitutes a Type I Action, as defined under said regulations. The Village Board has considered the possible environmental impacts of the Local Law. The adoption of said Local Law will not have a significant adverse impact on the environment and the Village Board adopts a negative declaration with respect to the Local Law; and

WHEREAS, the Village Board, after due deliberation, finds it in the best interest of the Village to adopt said Local Law.

NOW, THEREFORE, BE IT RESOLVED that the Village Board hereby adopts said local law as Local Law No. 5 of 2026 entitled “A LOCAL LAW AMENDING THE ZONING LAW OF THE VILLAGE OF JOHNSON CITY TO ESTABLISH A HEALTH CARE, RESEARCH AND EDUCATION OVERLAY DISTRICT”, a copy of which is attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED the Village Clerk be and hereby is directed to enter said Local Law in the minutes of this meeting and to give due notice of the adoption of said Local Law to the Secretary of State; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon filing with the Department of State.

Resolution 172 of 2026

Authorize the Mayor or her designee to sign utility easement to NYSEG across Tax Map No's 143.57-2-34 and 143.57-2-36 in the form attached hereto as Exhibit A in accordance with Village Law §1-102.

Resolution 173 of 2026

Award the bid for Floral Avenue, Burbank Avenue, Grand Avenue Pavement Restoration in the amount of \$1,394,000.00 to G. Devincentis & Son as the lowest responsive bid.

Resolution 174 of 2026

Appoint Jeremy Hauze to the Village of Johnson City Planning Board to fill the unexpired term of Gerald Putman.

Resolution 175 of 2026

Appoint Christopher Cooper to the Joint Sewage Treatment Board.

Resolution 176 of 2026

Appoint Tom Dawes as Alternate Member of the Zoning Board of Appeals.

Resolution 177 of 2026

Waive the tax bill penalty in the amount of \$548.00 to George Hawras, 101 Main Street, Johnson City, NY.

Resolution 178 of 2026

Waive garbage removal fee in the amount of \$250.00 and code fine second notice in the amount of \$250.00 to Matiur Chowdhury, 356 Grand Avenue.

Resolution 179 of 2026

Waive lawn cutting fine in the amount of \$267.00 to Mohammad Mostafa, owner of 147 N. Broad Street.

Resolution 180 of 2026

Authorize the Mayor to sign an agreement with Verizon Connect for the purchase of GPS for randomized trial on Village vehicles.

PUBLIC SAFETY

FIRE – No new business

POLICE – No new business

PUBLIC WORKS – No new business

PLANNING, ZONING & CODE ENFORCEMENT

Resolution 181 of 2026

Authorize the approval of change orders associated with the construction of Workers Park in amount not to exceed \$14,511.50.

Resolution 182 of 2026

Authorize the approval of change orders associated with the construction of Streetscapes Phase I Improvements in amount not to exceed \$134,719.40.

Resolution 183 of 2026

Authorize the Mayor to accept the Pro-Housing Technical Assistance Grant award and execute an agreement with the New York State Housing Trust Fund Corporation for 19 Avenue B.

JOINT SEWAGE TREATMENT BOARD

Resolution 184 of 2026

Approve the Binghamton-Johnson City Joint Sewage Board's request that the owners pass legislation to amend the 2026 Budget to increase Sewer Credit Study ES8130.54807 by \$25,000.00 and decrease Professional Services ES8130.54410 by \$25,000.00.

15. ADJOURNMENT

To contact Village Board members via e-mail please use the following addresses:

Mayor Christina Charuk - jcmayor@villageofjc.com

Trustee John Walker - jwalker@villageofjc.com Trustee Clark Giblin – cgiblin@villageofjc.com

Trustee Mary Jacyna – mjacyna@villageofjc.com Trustee Lori Thorn – lthorn@villageofjc.com

**VILLAGE OF JOHNSON CITY
LOCAL LAW NO. 5 FOR THE YEAR 2026**

**A LOCAL LAW AMENDING THE ZONING LAW OF THE
VILLAGE OF JOHNSON CITY TO ESTABLISH A HEALTH CARE,
RESEARCH AND EDUCATION OVERLAY DISTRICT**

Be it enacted by the Village Board of the Village of Johnson City as follows:

Section 1. Part 3 of Chapter 300 shall be amended by adding a new Article 36 as follows:

Article 36 Health Care, Research and Education Overlay (HCRE) District

§ 300-36.1 Purpose.

The purpose of the Health Care, Research and Education Overlay District (“HCRE Overlay District”) is to encourage and support the continued growth, expansion, and coordinated development of health care, medical research, educational, wellness, and related institutional uses within the Village of Johnson City.

The Village Board recognizes the ongoing growth and continued presence of health care, medical, educational, research, and wellness-related institutions within the Village and surrounding region and finds that such uses contribute to employment opportunities, educational advancement, infrastructure investment, redevelopment activity, and expanded access to health care and related services. The Village Board further finds that coordinated institutional and medical-related development within and adjacent to the downtown area may promote reinvestment, neighborhood stabilization, workforce attraction, and long-term economic vitality within the Village.

The Village Board further finds that establishment of the HCRE Overlay District will:

- encourage reinvestment in underutilized and transitional properties;
- support coordinated redevelopment and modernization of institutional campuses and related facilities;
- promote interconnected and pedestrian-oriented development patterns;
- strengthen relationships among health care providers, educational institutions, research organizations, and supporting institutional and complementary uses;
- encourage infrastructure improvements and efficient utilization of existing municipal utilities, transportation systems, and public services;
- promote economic stability and long-term community revitalization objectives; and
- support the continued development of a cohesive health care, research, educational, and wellness corridor within the Village.

The HCRE Overlay District is further intended to facilitate orderly and compatible development patterns that create an appropriate transition between surrounding residential neighborhoods and health care, research, educational, and institutional uses while preserving neighborhood character through thoughtful site planning, buffering, landscaping, pedestrian connectivity, and related development standards.

The HCRE Overlay District is additionally intended to provide flexibility for integrated health care, research, educational, office, wellness, and accessory uses while ensuring compatibility with surrounding properties and consistency with the overall planning and redevelopment goals of the Village of Johnson City.

§ 300-36.2 Definitions.

HEALTH CARE ADMINISTRATIVE FACILITY

A building or structure used primarily for clerical, administrative, operational, billing, records management, or support services associated with a permitted Hospital, Medical Office, Educational Institution, or Research, Development, Experimental or Testing Laboratory use.

HEALTH CARE EDUCATIONAL FACILITY

A building or facility providing education, workforce training, instruction, or research related to health care, medical services, wellness, biomedical sciences, or recovery services.

HEALTH CARE RESEARCH FACILITY

A building or group of buildings containing facilities for medical, scientific, biomedical, pharmaceutical, wellness, or health care-related research, investigation, testing, laboratory analysis, experimentation, or educational activities, excluding facilities primarily engaged in manufacturing, industrial processing, or the commercial sale of products.

§ 300-36.3 Boundaries.

The boundaries of the HCRE Overlay District shall be as depicted on the Official Zoning Map of the Village of Johnson City and any parcels identified by the Village Board as part of the HCRE Overlay District.

§ 300-36.4 Permitted and Specially Permitted Uses.

The following principal uses shall be permitted within the HCRE Overlay District, subject to all applicable provisions of this Chapter:

A. Permitted Principal Uses

- (1) Hospital
- (2) Medical Office
- (3) Health Club
- (4) Day-Care Facility, Adult
- (5) Day-Care Facility, Youth
- (6) Health Care Educational Facility
- (7) Health Care Administrative Facility
- (8) Health Care Research Facility
- (9) Permitted uses allowed within the underlying Neighborhood Commercial (NC) District.

B. Specially Permitted Uses

Specially permitted uses authorized within the underlying Neighborhood Commercial (NC) District shall remain subject to all applicable special permit requirements of Chapter 300 unless otherwise prohibited herein.

Parking garages and structured parking facilities.

- (1) Parking garages shall be designed to be architecturally compatible with the principal buildings they serve.

- (2) No parking level shall exceed 70 feet above grade, exclusive of mechanical installations and stair or elevator bulkheads.
- (3) Parking garages shall be located on the same premises as the use served or on a parcel having a property line within 250 feet walking distance of the premises served.
- (4) Aisle widths, parking spaces, and accessibility requirements shall comply with the applicable provisions of the New York State Uniform Fire Prevention and Building Code, including applicable accessibility requirements.

§ 300-36.5 Accessory Uses.

The following accessory uses shall be permitted when customarily incidental and subordinate to a permitted principal use:

- A. Emergency or standby power generating equipment and related utility infrastructure.
- B. Wireless communication facilities, antennas, satellite equipment, and related telecommunications infrastructure.
- C. Food service facilities primarily serving employees, patients, students, staff, occupants, or visitors of a permitted principal use.
- D. Storage facilities for medical, laboratory, research, educational, maintenance, or operational equipment and materials.
- E. Off-street parking areas and parking facilities.
- F. Heliports or helicopter landing facilities for the reception, transport, or transfer of patients, subject to all applicable state and federal requirements.

§ 300-36.6 Lot, Area and Bulk Requirements.

- A. The lot, area, and yard requirements of the HCRE Overlay District shall conform to the requirements of the underlying zoning district except as otherwise provided herein.
- B. The building requirements of the HCRE Overlay District shall conform to the requirements of the underlying zoning district except as otherwise provided herein.
 - (1) Minimum Lot Area: 50,000 square feet
 - (2) Minimum Setbacks for Principal Buildings:
 - Front Yard Setback: 5 feet
 - Rear Yard Setback: 5 feet
 - Side Yard Setback: 5 feet
 - (3) Maximum Building Height: 70 feet

The maximum height limitation shall not apply to customary rooftop mechanical equipment, elevator overruns, stair enclosures, rooftop safety structures, solar energy systems, telecommunications equipment, rooftop screening elements, or helipad-related structures.

Any structure exceeding 80 feet in height shall require approval by special permit from the Village Board.

Building height shall be measured from the average finished grade at the principal building to the highest point of the roof structure exclusive of exempted rooftop features.

- C. Buildings exceeding 50 feet in height shall be provided with approved emergency vehicle access routes in compliance with the requirements of the New York State Uniform Fire Prevention and Building Code and any applicable Fire Code provisions. Existing or proposed public streets may satisfy this requirement where approved by the applicable reviewing authority.
- D. Maximum lot coverage shall be 80%. For purposes of calculating lot coverage, the combined lot area of contiguous properties under common ownership or control and utilized as part of a unified institutional campus may be included in such calculation.
- E. All principal uses within the HCRE Overlay District shall be served by municipal water and sewer infrastructure where available.

§ 300-36.7 Parking Requirements.

- A. Off-street parking shall be provided in accordance with the following minimum requirements unless otherwise modified by the Planning Board during site plan review upon a determination that shared parking arrangements, staggered peak demand, walkability, transit accessibility, institutional parking management plans, or similar conditions adequately address parking demand:
 - (1) Hospital Uses: One parking space per bed plus 1.5 parking spaces per employee during the largest work shift.
 - (2) Medical Office, Educational, and Research Uses: Five parking spaces per 1,000 square feet of gross floor area.
 - (3) Educational or Instructional Uses: One parking space per instructor or employee plus one parking space for every three students.
- B. Parking areas intended to satisfy the requirements of the HCRE Overlay District may be located on contiguous or nearby parcels utilized as part of an integrated institutional campus or shared parking arrangement, subject to approval by the Planning Board.

§ 300-36.8 Additional Requirements.

- A. Development within the HCRE Overlay District shall be designed to promote compatibility with surrounding residential neighborhoods through appropriate site layout, landscaping, buffering, lighting control, and traffic circulation measures.
- B. Site plan approval shall be required for all new principal buildings, parking structures, and substantial site modifications within the HCRE Overlay District.
- C. Parking garages and structured parking facilities shall be designed to be architecturally compatible with principal buildings located on the same campus or development site.

§ 300-36.9 Prohibited Uses.

The following uses shall be prohibited within the HCRE Overlay District:

- A. Residential rehabilitation or recovery facilities involving overnight occupancy that are not operated as part of or in conjunction with a permitted hospital or integrated medical campus shall not be permitted within the HCRE Overlay District.
- B. Convenience stores, corner stores, smoke shops, vape shops, hookah lounges, and similar retail establishments or businesses primarily engaged in the sale or on-site consumption of tobacco, nicotine, or vapor products that are not customarily incidental or related to a permitted health care, research, educational, wellness, or institutional use.

Section 2. Remainder.

Except as hereinabove amended, the remainder of the Code of the Village of Johnson City shall remain in full force and effect.

Section 3. Severability.

The provisions of this Local Law are severable and if any provision, clause, sentence, subsection, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of this Local Law or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this Local Law would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, subsection, word, or part had not been included therein.

Section 4. Effective Date.

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