



VILLAGE OF JOHNSON CITY
MUNICIPAL BUILDING
60 LESTER AVENUE, JOHNSON CITY, NY 13790
(607) 798-7861
www.villageofjc.com

Village Board

Christina Charuk, Mayor
Deputy Mayor John Walker
Trustee Clark Giblin Trustee Mary Jacyna Trustee Lori Thorn

Minutes of a Regular Meeting of the Johnson City Village Board held in the Village Hall Board Room, 60 Lester Avenue, Johnson City, NY on Tuesday, August 18, 2026 at 7:30 p.m.

Present: Christina Charuk, Mayor
 John Walker, Deputy Mayor
 Clark Giblin, Trustee
 Mary Jacyna, Trustee
 Lori Thorn, Trustee

Absent: None

Also Present: Keegan Coughlin, Legal Counsel
 Kim Cunningham, Clerk/Treasurer

Mayor Christina Charuk led the Pledge of Allegiance.

Mayor Charuk thanked everyone for coming, advised the meeting attendants where the fire exits are and took roll call.

MAYOR'S ANNOUNCEMENTS

- [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.
- [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] 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.
- [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.

APPROVAL OF BOARD MINUTES

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

A motion to approve the minutes and place them on file was made by Trustee Thorn and seconded by Trustee Jacyna. The motion carried with all those present voting in the affirmative.

BIDS

A motion to place the Bids on file was made by Trustee Giblin and seconded by Trustee Walker. The motion carried with all those present voting in the affirmative.

[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

PUBLIC HEARINGS

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

Attorney Coughlin explained this is a Zoning Law to create the overlay district of the healthcare research and education overlay district for portions of downtown to change some of the bulk requirements related to campus style uses, at the hospital or the university.

Attorney Coughlin read the Broome County 239 comments:

The Broome County Planning Department responded that they have reviewed the above-cited case and has not identified any significant countywide or inter-community impacts associated with the proposed project. However, we have the following comments:

- The proposed local law and SEQR EAF should address and follow the BMTS and BCT comments and reference the applicable zoning districts.
- The proposed local law and/or the SEQR EAF should clarify the reason the proposed local law specifically permits the permitted uses of the underlying NC District but does not specifically permit the permitted uses of the other underlying districts.
- The proposed local law and/or the SEQR EAF should reference and address the overlaying planning areas to the extent necessary and applicable. These planning areas include the Johnson City Innovation i-District/Design Standards, Johnson City National Register District, Downtown Johnson City Historic Design Guidelines, Johnson City Health and Cultural District, and New York State Susquehanna Heritage Area. (See BMTS and BCT comments.)
- The Village should ensure the proposed local law is consistent with the Village Comprehensive Plan.
- The Village should also ensure the project complies, to the extent required, with the new SEQR regulations and Environmental Assessment Forms which took effect on June 12, 2026, and address disadvantaged communities and climate impacts. Case file was routed to bmts.to, Broome County Department of Public Works, Broome County Transit, Bruin County Health Department for review, and closed their comments from BMTS and BCT.

NYSDOT and Health Department had no comments.

BMTS's comments:

The Purpose section of the proposed HCRE overlay district states that the overlay district will promote interconnected and pedestrian-oriented development patterns, as well as encourage infrastructure improvements and efficient utilization of existing municipal utilities, transportation systems, and public services. It also states that the district will preserve neighborhood character through thoughtful site planning, buffering, landscaping, pedestrian connectivity, and related development standards.

A map of the location of the HCRE overlay district was not provided but we are assuming that this district will be within the boundaries of the i-District and therefore subject to those design standards. It may be beneficial to incorporate a reference to the design standards as they seem to be what will be enforceable to accomplish the goals referenced above in the Purpose section.

Gregory Kilmer with BC Transit comments:

Public Transportation (BC Transit) currently serves this district with both fixed-route and demand-service mass transit. The proposed district enhancements would have a likely impact on public transportation, in part due to the proposed parking ratios as they relate to students. I support the proposed emphasis on integrated transit into the planning efforts as future development will increase demand for busing. Further, I support a "Complete Streets" approach to traffic and pedestrian flow.

I strongly encourage Village Planners to include transit-based development principles into future designs. That said, as Commissioner, I have to no objection to the proposed modifications as submitted.

Mayor Charuk opened the public hearing.

John Solak, Bible School Park –

Looking into the crowd, he didn't think there's anybody from UHS here, which he thought strange and odd. He didn't think that the Village composed this. He thinks this came down from UHS. He spoke regarding:

- People in this community and investors that are going to make a bundle off this.
- The minute the Board approves this, they are going to make hundreds of 1000s of dollars with junk property that is in this district.
- Helipads. In March the helipad wasn't working. He doesn't know if it's working now. Apparently, there was a structural problem there. People were being vanned up to the airport and put on the helicopter. He knows Lourdes helicopter is very busy. Is the heliport operating now? What would you need two heliports for? You don't need another heliport unless there's a scam going on. John Carrigg makes almost \$2 million a year. The head of nursing over there makes \$850,000 a year. Doctors who own the properties they're going to get richer.
- There are a lot of arguments against spot zoning. This is the ultimate spot zoning. Where's the revenue going to come from? Is this going to be all nonprofit. You've already lost two chain drug stores. Maybe you would have lost them anyway, but it was a convenient place for people that lived around there to get eggs, milk, things like that, along with medicine. They've already put two chain pharmacies under.
- Overlays of tax-paying districts. How much can you tolerate? The Oakdale Mall won't be back to full taxation for 30 years. The IDA is now giving tax rates for 30 years. Somewhere you're going to have to get some revenue. This is all nonprofit. It's not going to make 10 cents for the village of Johnson City. It's not going to educate the students or anything, but people are going to make a bundle. The people behind this, whoever they are, are going to make a bundle. He suggested the Board table this until they

get people from UHS. If these people are community leaders. UHS shouldn't control the Village of Johnson City. The people should control the Village of Johnson City. What he sees here is similar to when IBM was buying all the property that they didn't need. They were covering their tracks on the pollution. He said this is a scam. People are going to make a lot of money, and the people behind it are not here to present themselves to the Board or the public.

Mayor Charuk closed the public hearing.

PETITIONS RECEIVED – None

PRIVILEGE OF THE FLOOR – VISITORS

Mayor Charuk opened the privilege of the floor. She reminded everybody of the purpose of this portion of our meeting. Privilege of the Floor is an opportunity for residents and members of the public to address the Village Board. It is not a debate, a cross-examination, or a dialectic back-and-forth with Board members. We accept questions, concerns, criticism, and disagreement. That is part of democratic government. What is not acceptable is threatening, intimidating, harassing, or hostile behavior. Threats—whether direct, implied, vague, or veiled—will not be tolerated. Neither will personal attacks or conduct intended to intimidate members of this Board, our employees, or anyone else in this room.

She also wanted to make clear that if you have a very specific question for me as Mayor, Privilege of the Floor may not be the appropriate forum. You are welcome to contact my office directly at 798-7861, extension 1230, or by email at jcmayor@villageofjc.com.

With that, we follow Roberts Rules of order and ask that speakers limit their remarks to 5 minutes.

Jeremy Hauze, Ackley Avenue spoke regarding comment made on social media. He apologized for not giving accurate information and that he may have mischaracterized in that particular case that board member Walker was at all of the meetings. He has opinions that this was what was chosen to be discussed at the meeting, particularly when that was a comment that was on a public post regarding a decision that the board made the previous week to approve hires without having public-facing discussion. The Board did not consider the hiring freeze and did not discuss the hiring. He suggested a public comment at the end of the meeting also. Especially after they had considered a hiring freeze during those budget meetings, the fact that there was next to no discussion on that matter, and he believes almost as many words were said about that as this social media post, is something that is worrisome.

He would as a citizen urge the board to take its responsibility seriously, especially given that it was only at the final meetings where we closed the budget gap, and it did not seem to be in an incredibly sustainable manner. He said he thinks that is in the interest of the village of Johnson City to be a major focus of what we discuss. He asked when decisions like that are made, most of the boards in this area, have a public comment session after the rest of the meeting has gone by, so that the public can comment on those things. Having looked through many of the past agendas, that was the case until the previous administration removed that, and he would invite the board to consider doing that, so that we can, as a public, have a say on matters that may not have received their proper discussion at the meetings. He thanked the Board for their time.

Joseph Picalilla – Albert St. –

He wanted to make everyone in the room aware of the following:

- Next week, August 26th, is Women's Equality Day. It commemorates the adoption of the 19th

Amendment, and he knows everyone in this room has benefit of that, as we need more voices in government.

- He is thankful for 3.4 of the Mayor's Announcement for the Code Town Hall presentation that will be taking place tomorrow. He thinks that is a very important thing, and he thanked the Mayor for seeing that through.
- He wanted to make a comment on the post regarding the Overbrook project. He knows that everyone is working very hard to see that project gets done, and just giving everybody that heads up that extra level of communication for continued patience is much needed and much wanted. He knows it's a very important issue to many people, either people who live on Overbrook or who travel in that area, and he appreciates that and is thankful for the extra level of communication which is much needed and wanted.

Gary Andrews, North Street

Questioned the 2026 Mayoral Appointments and who the Budget Officer is.

Attorney Coughlin advised him to ask for the information from the clerk's office as a records request.

John Solak, Bible School Park

- They are renting by the bedroom at 400 Riverside Drive
- How is the Board going to deal with IDA 30-year tax breaks?
- Why is there no sign for Broome County Government at Oakdale Commons?
 - There is no sign for DSS.
- Tweaking public comment rules as they go on.
 - Very few people that are good at handling public comment.
 - He would interpret these rules that were stated, that they just came into effect today because the rules were different the last time.
 - He's interested in free speech
 - Answering questions is inconsistent
 - Comments were just to protect herself, they weren't official rules.
 - Graphic comments.
- Empowered woman.
- Do you think that an apology might be in order?
- First public official that ever did anything like that. They weren't her words. She was reading a post.
- Where is the revenue going to come from Johnson City?
 - He was figuring out the total debt of Broome County, all the municipalities and school districts, and he got to \$950 million. Add the contingent liabilities, and this.

Marty Meaney

- He said the decorum policy about addressing the board has been in place for quite some time.
 - He stated it's too bad it wasn't enforced when the entire board of trustees was being attacked by multiple people who didn't live in the Village, decorum policy selective enforcement.
- He advised the second privilege of the floor was done by Mayor Deemie during COVID. Stated if citizens cannot come to the board and ask the Mayor questions or ask the board questions, and they don't receive answers, or if it's a question you don't have an answer to, I'll get back to you. That is the opposite of transparency.
- He questioned the status on Overbrook Road? Do we have a performance clause worked into the bid specs for that? Do I have to foil for that?

Mayor Charuk responded she's not sure how to answer it right now, so she will get back to him.

Mr. Meaney continued

- As far as the budget is concerned, he believes it needs to be truthful that it wasn't personnel costs that gave the scare to the village. It was that we were looking at different things and we weren't looking at them properly. What was the reason for the apparent shortfall in the budget?

Mayor Charuk responded maybe he should answer that.

- He was told it was bonding. He said we were double on the bond that you had a payment that you didn't have to make, and that's what caused the major shortfall.
 - We should always put the best people in the positions to benefit the entire village.

Mayor closed the privilege of the floor

COMMUNICATIONS

A motion to accept and file the following Communications was made by Trustee Walker and seconded by Trustee Giblin. The motion carried with all those present voting in the affirmative.

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

COMMITTEE AND BOARD REPORTS

A motion to accept and file the Committee and Board Reports was made by Trustee Giblin and seconded by Trustee Walker. The motion carried with all those present voting in the affirmative.

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

DEPARTMENT REPORTS

A motion to accept and file the Department Reports was made by Trustee Walker and seconded by Trustee Thorn. The motion carried with all those present voting in the affirmative.

- [1] Police Department Overtime Report for July 16, 2026 – July 29, 2026
- [2] Fire Department Overtime Report for July 16, 2026 – July 29, 2026
- [3] Fire Department Overtime Report for July 30, 2026 – August 12, 2026
- [4] Police Department Overtime Report for July 30, 2026 – August 12, 2026

PAYROLL AND BILLS PRESENTED

A motion to approve Abstract #3 of the 2026 - 2027 Fiscal bills as stated and or amended and attached to the work session minutes and recorded as part of the work session minutes, having been audited by the Board and approved with the amendments, was made by Trustee Giblin and seconded by Trustee Jacyna. The motion carried with all those present voting in the affirmative.

Motion Carried – Vote:

Ayes – 5 (Thorn, Jacyna, Giblin, Walker, Charuk)

Nays – 0 Absent – 0

GENERAL FUND	\$603,889.44
WATER FUND	\$185,068.19
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

UNFINISHED BUSINESS

Resolution 162 of 2026

A motion to 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 was tabled by Trustee Walker and seconded by Trustee Jacyna.

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 was tabled by Trustee Walker and seconded by Trustee Jacyna.

NEW BUSINESS

FINANCE & RULES

Attorney Coughlin went through SEQRA.

Attorney Coughlin confirmed the Board has reviewed Part 1.

Attorney Coughlin and the Board discussed Part 2.

Attorney Coughlin read Part 3.

A motion to issue a negative declaration for the purposes of SEQR was made by Trustee Giblin and seconded by Trustee Walker.

Motion Carried – Vote:

Resolution 171 of 2026

A motion to approve the following resolution was made by Trustee Jacyna and seconded by Trustee Thorn.

Motion Carried – Vote:

Ayes – 5 (Thorn, Jacyna, Giblin, Walker, Charuk)

Nays – 0 Absent – 0

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.

Discussion: Mayor Charuk stated SEQR is a decision-making tool and transparency mechanism.

Resolution 172 of 2026

A motion to 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 was made by Trustee Thorn and seconded by Trustee Jacyna.

Motion Carried – Vote:

Ayes – 5 (Thorn, Jacyna, Giblin, Walker, Charuk)

Nays – 0 Absent – 0

Discussion: Attorney Coughlin advised this is to allow utility wires to go across the back side of the parking lot, across the street from the police building and court building.

Resolution 173 of 2026

A motion to 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 was made by Trustee Thorn and seconded by Trustee Jacyna.

Motion Carried – Vote:

Ayes – 5 (Thorn, Jacyna, Giblin, Walker, Charuk)

Nays – 0 Absent – 0

Resolution 174 of 2026

A motion to appoint Jeremy Hauze to the Village of Johnson City Planning Board to fill the unexpired term of Gerald Putman was made by Trustee Jacyna and seconded by Trustee Walker.

Motion Carried – Vote:

Ayes – 5 (Thorn, Jacyna, Giblin, Walker, Charuk)

Nays – 0 Absent – 0

Discussion: Trustee Walker thanked Gerald Putman, Jerry Putman for his many years of service to our Planning Board.

Resolution 175 of 2026

A motion to appoint Christopher Cooper to the Joint Sewage Treatment Board was made by Trustee Thorn and seconded by Trustee Jacyna.

Motion Carried – Vote:

Ayes – 5 (Thorn, Jacyna, Giblin, Walker, Charuk)

Nays – 0 Absent – 0

Discussion: Attorney Coughlin stated it is to fill the unexpired term of Joshua Holland.

Resolution 176 of 2026

A motion to appoint Tom Dawes as Alternate Member of the Zoning Board of Appeals was made by Trustee Thorn and seconded by Trustee Jacyna.

Motion Carried – Vote:

Ayes – 5 (Thorn, Jacyna, Giblin, Walker, Charuk)

Nays – 0 Absent – 0

Resolution 177 of 2026

A motion to waive the tax bill penalty in the amount of \$548.00 to George Hawras, 101 Main Street, Johnson City, NY was made by Trustee Walker and seconded by Trustee Giblin.

Motion Failed – Vote:

Ayes – 0 Nays – 5 (Thorn, Jacyna, Giblin, Walker, Charuk) Absent – 0

Resolution 178 of 2026

A motion to 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 was made by Trustee Thorn and seconded by Trustee Giblin.

Motion Failed – Vote:

Ayes – 0 Nays – 5 (Thorn, Jacyna, Giblin, Walker, Charuk) Absent – 0

Resolution 179 of 2026

A motion to waive lawn cutting fine in the amount of \$267.00 to Mohammad Mostafa, owner of 147 N. Broad Street was made by Trustee Thorn and seconded by Trustee Jacyna.

Motion Failed – Vote:

Ayes – 0 Nays – 5 (Thorn, Jacyna, Giblin, Walker, Charuk) Absent – 0

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 was made by Trustee Walker and seconded by Trustee Giblin.

Motion Carried – Vote:

Ayes – 5 (Thorn, Jacyna, Giblin, Walker, Charuk)

Nays – 0 Absent – 0

Discussion: Trustee Walker advised this is for a trial basis to outfit some of our village vehicles with GPS systems for a period of six months.

PUBLIC SAFETY

FIRE – No new business

POLICE – No new business

PUBLIC WORKS – No new business

PLANNING, ZONING & CODE ENFORCEMENT

Resolution 181 of 2026

A motion to authorize the approval of change orders associated with the construction of Workers Park in amount not to exceed \$14,511.50 was made by Trustee Giblin and seconded by Trustee Jacyna.

Motion Carried – Vote:

Ayes – 5 (Thorn, Jacyna, Giblin, Walker, Charuk)

Nays – 0 Absent – 0

Discussion: Attorney Coughlin advised this is for the bench swing in the park.

Resolution 182 of 2026

A motion to authorize the approval of change orders associated with the construction of Streetscapes Phase I Improvements in amount not to exceed \$134,719.40 was made by Trustee Thorn and seconded by Trustee Jacyna.

Motion Carried – Vote:

Ayes – 5 (Thorn, Jacyna, Giblin, Walker, Charuk)

Nays – 0 Absent – 0

Discussion: Attorney Coughlin advised this change order was primarily due to finding trolley tracks close to the bump outs for the streetscapes project. Trustee Walker added this will come out of the streetscapes budget for DRI

Resolution 183 of 2026

A motion to 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 was made by Trustee Thorn and seconded by Trustee Jacyna.

Motion Carried – Vote:

Ayes – 5 (Thorn, Jacyna, Giblin, Walker, Charuk)

Nays – 0 Absent – 0

JOINT SEWAGE TREATMENT BOARD

Resolution 184 of 2026

A motion to 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 was made by Trustee Thorn and seconded by Trustee Giblin.

Motion Carried – Vote:

Ayes – 5 (Thorn, Jacyna, Giblin, Walker, Charuk)

Nays – 0 Absent – 0

Trustee Walker said he wanted to commend Village's Corporate Counsel Keegan Coughlin on the support and help he's given us through some trying times in the Village in the last three or four months. He thinks he has gone above and beyond to help and support us and he commends him for that.

ADJOURNMENT

Mayor Christina Charuk thanked all attendees for coming, wished everyone a safe trip home and adjourned the meeting at 8:26pm.

Kim Cunningham
Village Clerk/Treasurer

Recordings of the Village Board meetings and work sessions are available for review
through the Village Clerk/Treasurer's Office.

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.