



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, May 19, 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] North Street neighborhood town hall to be held Wednesday May 20 at 7:30pm to update residents on infrastructure project and promote federal level advocacy.
- [3.2] The next Planning Board Meeting will be Tuesday, May 26, 2026 at 7:30pm with a work session at 7:00pm in the Johnson City Village Hall Board Room.
- [3.3] Johnson City Pride Flag raising ceremony to be held Sunday May 31 at 11:30am at People's Park on Harry L. Drive.
- [3.4] The next Zoning Board Meeting will be Monday, June 15, 2026 at 6:30pm with a work session at 6:00pm in the Johnson City Village Hall Board Room.
- [3.5] The next regular Village Board Meeting will be Tuesday, June 16, 2026 at 7:30pm with a work session at 6:00pm in the Johnson City Village Hall Board Room.
- [3.6] It is Asian American and Pacific Islander Heritage Month and Johnson City is proud to celebrate with our community.

4. *APPROVAL OF BOARD MINUTES*

- [4.1] May 5, 2026 Village Board Work Session and Regular Meeting Minutes

5. *BIDS* – None

6. *PUBLIC HEARINGS* – None

7. *PETITIONS RECEIVED* – Presentation of petitions to the Board

8. PRIVILEGE OF THE FLOOR – VISITORS

9. COMMUNICATIONS

- [9.1] Correspondence from Jeremy Lasda regarding boards attitude towards the budget and comments made on The Tier Times.
- [9.2] Correspondence from Patrick Kane regarding towing of his vehicle on December 27, 2024.
- [9.3] Correspondence from Mark Balogun regarding a garbage violation fine in the amount of \$250.00 for 155 Willow Street
- [9.4] Correspondence from Robert Setzer regarding a water bill in the amount of \$1,880.77 and a sewer bill in the amount of \$2,544.36 for 53 North Baldwin Street

10. COMMITTEE/BOARD REPORTS – None

11. DEPARTMENT REPORTS

- [11.1] Police Department Overtime Report for April 23, 2026 – May 6, 2026
- [11.2] Fire Department Overtime Report for April 23, 2026 – May 6, 2026
- [11.3] JSTP Budget Reports as of April 30, 2026

12. PAYROLL AND BILLS PRESENTED

Abstract #20 of the 2025 - 2026 Fiscal bills, as stated and or amended and attached to the work session minutes.

GENERAL FUND	\$613,530.52
WATER FUND	\$601,723.98
SEWER FUND	\$543,040.34
REFUSE FUND	\$210,671.18
VARPUR	\$169,787.25
SPECIAL GRANT	\$0
DEBT SERVICE	\$55,875.00
CAPITAL	\$77,587.75

13. UNFINISHED BUSINESS

Resolution 104 of 2026

Forgive garbage fine in the amount of \$250.00 to Frank Pahucki, 36-38 Broad Street was held over by Trustee Walker until we get further information from Code

Resolution 106 of 2026

Forgive garbage fine in the amount of \$250.00 to Andrew McFarlane, 82 Crocker Avenue was held over by Trustee Jacyna until we get further information from Code

14. NEW BUSINESS

FINANCE & RULES (All Board Members)

Resolution 115 of 2026

Authorize the Village Clerk/Treasurer to relevy the unpaid utility and other charges as of the June 1, 2026 tax roll in the amount of **\$557,541.99** as detailed below.

Water & Sewer Rents & Refuse Fees - **\$ 556,798.59**

Water-Refuse Handbills, Sign Licenses, False Alarms, Code, Amusement, NSF Fees, Building Permits & DPW Handbills – **\$ 743.40**

Resolution 116 of 2026

Authorize the Village Clerk/Treasurer to make all necessary budgetary adjustments to balance all Village operation accounts for the fiscal year ending May 31, 2026.

Resolution 117 of 2026

Authorize the Village Clerk/Treasurer to re-establish in the 2026-2027 Village of Johnson City budget, at their discretion, any unencumbered balances of active and approved Grant Funds and Capital Projects in the 2025-2026 budget, and to complete any necessary interfund transfers or adjustments to the respective General, Capital, and Special Grant Funds.

Resolution 118 of 2026

A RESOLUTION REQUESTING THE PASSAGE OF NEW YORK STATE ASSEMBLY BILL A10271 AND NEW YORK STATE SENATE BILL S9432 TO AMEND TAX LAW TO AUTHORIZE THE COLLECTION OF AN OCCUPANCY TAX IN THE VILLAGE OF JOHNSON CITY

WHEREAS, Section 1202 of the New York State Tax Law allows municipalities to adopt and amend local laws imposing a tax upon persons occupying hotel or motel rooms, bed and breakfast, and other tourist rental stay facilities; and

WHEREAS, the Village is prepared and budgeted to implement this occupancy tax and seeks the support of the Village's elected representatives in the New York State Senate and Assembly after discussion and acknowledgment by the Village Board; and

WHEREAS, upon the adoption of Permanent Resolution on May 19, 2026, the Village of Johnson City will take further action to submit a home rule request pursuant to Article IX of the Constitution in support of legislation to authorize the Village to implement a hotel and motel tax rate of up to three percent (3%) of the per-diem rental rate for each room;

NOW THEREFORE, the Board of the Village of Johnson City, duly convened in regular session does hereby:

RESOLVE, that the Village Board finds that the implementation of a hotel and motel tax rate would benefit the Village by providing additional revenues for use within the Village of Johnson City; and be it further

RESOLVED, that the Village Board hereby requests the passage of New York State Assembly Bill Al 0271 "Authorizes the Village of Johnson City to establish hotel and motel taxes of up to three percent" and New York State Senate Bill S9432 "Authorizes the Village of Johnson City to establish hotel and motel taxes of up to three percent;" and be it further

RESOLVED, that the Village Clerk is hereby directed to forward certified copies of this resolution to New York State Senator Lea Webb and Assembly Member Donna Lupardo.

Resolution 119 of 2026

RESOLUTION INTRODUCING A PROPOSED LOCAL LAW

WHEREAS, a local law entitled "A LOCAL LAW AMENDING THE ZONING LAW OF THE VILLAGE OF JOHNSON CITY TO ESTABLISH A HEALTH CARE, RESEARCH AND EDUCATION OVERLAY DISTRICT" was introduced at this meeting; and

WHEREAS, the Village Board desires to hold a public hearing with respect to the adoption of said Local Law.

NOW, THEREFORE, BE IT RESOLVED that a public hearing shall be held by the Village Board of the Village of Johnson City with respect to the adoption of the aforesaid Local Law on July 21, 2026 at 7:30 p.m., or as soon thereafter as may be heard; and it is further

RESOLVED, that the Village Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law.

Resolution 120 of 2026

RESOLUTION AUTHORIZING AMENDMENTS TO THE PROCUREMENT POLICIES AND PROCEDURES

WHEREAS, the Village has Procurement Policies and Procedures in place that conform with the requirements of Article 5-A, Public Contracts and General Municipal Law, Section 104-b, Procurement Policies and Procedures; and

WHEREAS, the Procurement Policies and Procedures was last amended in 2013 and the Village desires to update and amend said policy.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Johnson City shall hereby update and amend the Procurement Policies and Procedures; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Resolution 121 of 2026

RESOLUTION TO ADOPT A POLICY FOR COMMUNITY GARDENS WATER ACCESS

WHEREAS, the Village desires to adopt a policy to regulate water access for community gardens to prioritize conservation and sustainability and encourage responsible water usage.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Johnson City shall hereby adopt a community gardens water access policy; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Resolution 122 of 2026

A RESOLUTION SUPPORTING HOME RULE LAW LEGISLATION REQUEST

WHEREAS, the Village Board of the Village of Johnson City wishes to have the authority to collect a tax on renters of lodging on an overnight basis such as hotels, motels, bed and breakfast and other short term rental facilities; and

WHEREAS, the Village Board wishes to request official action of the state legislature through §40 of the Municipal Home Rule Law; and

WHEREAS, Senator Webb and Assemblyman Angelino have drafted legislation that will be introduced in both the Senate and Assembly.

NOW, THEREFORE, BE IT RESOLVED that the Village Mayor and the Village Board hereby issue this Home Rule Request for these Bills to be adopted to allow for the imposition of hotel and motel tax; and

RESOLVED, that the Village Clerk and Village Mayor be and hereby are authorized and directed to forward a certified copy of this resolution and Home Rule Request Form with appropriate transmittal letter to Senator Webb and Assemblyman Angelino for the New York State legislature.

Resolution 123 of 2026

Authorize the Mayor to enter into a listing agreement with Pyramid Brokerage for listing of 243 Main Street for a period of six (6) months

Resolution 124 of 2026

Appoint Alla Voloshynska to the position of part-time Cleaner in Village Hall at the rate of \$16.00 per hour from line A1620.1, effective May 21, 2026 contingent upon a successful background check.

Resolution 125 of 2026

Appoint Alana McKeon to the position of part-time Planner in Village Hall at the rate of \$25.00 per hour from line A1440.1.000, effective June 18, 2026 contingent upon approval from Broome County Civil Service and a successful background check.

Resolution 126 of 2026

Forgive garbage violation fine in the amount of \$250.00 to Mark Balogun, 155 Willow Street.

Resolution 127 of 2026

Forgive water bill in the amount of \$1,880.77 and a sewer bill in the amount of \$2,544.36 Robert Setzer, 53 North Baldwin Street.

Resolution 128 of 2026

Authorize the Mayor or her designee to enter into an Agreement with Cloudpermit for a term of five (5) years for the provision of building, code, planning and permitting software with a sixty (60) day annual termination clause in amounts as follows: Year 1 - \$55,800, Year 2 - \$34,632, Year 3 - \$36,016, Year 4 - \$37,459, Year 5 - \$38,956.

PUBLIC SAFETY

FIRE – No new business

POLICE – No new business

PUBLIC WORKS

Resolution 129 of 2026

Authorize the Director of Public Services to sign Supplemental Agreement 1 with McFarland-Johnson, Inc. for the Floral Ave, Burbank Ave and Grand Ave 1R Pavement Preservation Project for the maximum payable amount of \$113,175.00, using previously allocated funds from Capital Projects Line H2.5112.2.136.

Resolution 130 of 2026

Authorize the Director of Public Services to submit an application to the Town of Union for FFY 26-27 Community Development Block Grant (CBDG) Funding to repair the CFJ Park Carousel

Resolution 131 of 2026

Authorize the Director of Public Services to submit an application to the Town of Union for FFY 26-27 Community Development Block Grant (CBDG) Funding for the design and reconstruction of Hudson Street between Grand Ave and Floral Ave

Resolution 132 of 2026

Authorize the Director of Public Services to accept Supplemental Agreement 05 from Fisher Associates for the Gateway/Square Deal Arch Rehabilitation Project for Construction Inspection and Construction Support in an amount not to exceed \$36,000 funded from Village Budget Line

H2.5112.2.038. Such acceptance and execution of the supplemental agreement shall be conditioned upon the approval processes of the updated bond resolution for the project.

Resolution 133 of 2026

Authorize the Director of Public Services to accept Change Order 05 from Lupini Construction, LLC for the Gateway/Square Deal Arch Rehabilitation Project for demolition of existing concrete foundations and installation of the new Gateway/Square Deal Arch in an amount not to exceed \$654,494.00 funded from Village Budget Line H2.5112.2.038. Such acceptance and execution of the supplemental agreement shall be conditioned upon the approval processes of the updated bond resolution for the project.

Resolution 134 of 2026

Authorize the Johnson City Events Committee and the Frank A. Johnson American Legion Post 758 to hold a Memorial Day event on May 25, 2019 from 12:00pm to 4:00pm at CFJ Park providing the appropriate liability insurance and coordination with the Village Police Department and the Department of Public Works.

PLANNING, ZONING & CODE ENFORCEMENT – No new business

JOINT SEWAGE TREATMENT BOARD – No new business

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. ___ 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 30 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.

§ 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.
- G. 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.

§ 300-36.6 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: 20 feet
 - Rear Yard Setback: 20 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.