



# State of New York County of Broome Government Offices

Department of Planning and Economic Development  
Jason T. Garnar, County Executive · Beth Lucas, Director

June 17, 2022

Mayor Martin Meaney  
Village of Johnson City  
2443 Main Street  
Johnson City, NY 13790

RE: Review Pursuant to Section 239-l and -m of the General Municipal Law

Dear Mayor Meaney:

The Broome County Department of Planning and Economic Development has received your request for review of the below captioned matter:

**Applicant:** Village of Johnson City  
**Project:** Zoning Amendment: A local law amending sections of Village Code Chapter 300 regarding zoning  
**Municipality:** Village of Johnson City  
**Tax Map No:** village-wide  
**BC Case:** 239-2022-068

The Planning Department has 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 Village might want to consider the following:
  - Ensure that the proposed amendments do not limit the types of businesses that the Village wants to encourage or the stores that provide much-needed service to the neighborhood.
  - Include a purpose statement in the proposed supplementary use requirements.
  - Ensure consistency with and reference where necessary the supplementary use requirements for eating and drinking establishments and the noise, parking, screening, new sign, new design standards, and district regulations. For example, the proposed noise, parking, screening, sign, and building façade conditions do not provide specifications or thresholds or reference the applicable existing regulations.
  - Ensure that the existing regulations adequately address these uses. For example, the existing parking space regulations include general retail, food store, convenience store, bar/tavern/nightclub, and restaurant but not corner store, vape and tobacco shops, or hookah bars.
  - Clarify the special use permit conditions for Sections 300-40.22 H 3. (tobacco) and 4. (alcohol) since these corner stores/fresh food market or grocery store would be permitted as a matter of right and for Sections 300-40.22 I 4. (tobacco) and 5. (alcohol).
  - Define the term “neighborhood serving”.
  - The SEQR plans response should include the Brownfield Opportunity Area, Innovation District Overlay, Susquehanna Heritage Area, and any other applicable planning area. (See BC GIS.)

The case file was routed to the Binghamton Metropolitan Transportation Study (BMTS), New York State Department of Transportation (NYSDOT), Broome County Department of Public Works (DPW), and Broome County Health Department (BCHD) for review. Enclosed are comments from NYSDOT. DPW and BCHD had no comments.

Please submit a copy of your decision in this case within seven (7) days of taking action so it can be included in the case record. Thank you for your cooperation.

Sincerely,

A handwritten signature in blue ink that reads "Beth A. Lucas". The signature is written in a cursive style with a long, sweeping tail on the "s".

Beth Lucas  
Director

BL/lmz

cc: PB Chair Gerald Putman, Village of Johnson City  
Stephanie Yezzi, CFM, Director of Planning, Village of Johnson City  
Kim Cunningham, Mayor's Office, Village of Johnson City  
BC file copy