



PLANNING DEPARTMENT  
**VILLAGE OF JOHNSON CITY**

MUNICIPAL BUILDING  
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### **SPECIAL PERMITS**

All uses and activities requiring a special use permit must be reviewed and approved in accordance with the procedures of article 64 of the Zoning Code. **The application fee is \$100.00.**

1. Special uses within the zoning districts are generally considered to be uses which are appropriate in a particular zoning district but because of their potential for incompatibility with adjacent uses require individual review and may require the imposition of conditions in order to assure the appropriateness of the use in a particular zoning district.
2. A special use permit shall be required in accordance with the district use tables in Part 2 of the Zoning Code.
3. The Planning Board shall hear and decide all applications for special use permits.
4. Special Permit Uses require Site Plan Review unless otherwise exempt. Concurrent applications are permitted.

In rendering a decision, the Planning Board shall consider and make findings that the proposed use:

1. Will be generally consistent with the goals of the Comprehensive Plan;
2. Meets any specific criteria set forth in this Chapter;
3. Will be compatible with existing uses adjacent to and near the property;
4. Will be in harmony with the general purpose of this Chapter;
5. Will not tend to depreciate the value of adjacent property;
6. Will not create a hazard to health, safety or the general welfare;
7. Will not alter the essential character of the neighborhood nor be detrimental to the neighborhood residents; and
8. Will not otherwise be detrimental to the public convenience and welfare.

The Planning Board may impose such conditions upon the premises benefited by a special use permit as may be necessary to prevent or minimize adverse effects upon other property in the neighborhood, including limitations on the time period for which the permit is granted. Such conditions shall be expressly set forth in the motion authorizing the special use permit.

A public hearing will be held by the Planning Board. Applicants should pick up the required public hearing signs from the Planning Office at least twelve (12) days prior to the date of the public hearing. Such sign shall be posted in a visible location. One sign is required for every 300 feet of frontage or a minimum of one (1) sign per front yard. The public hearing sign must be posted continuously for ten (10) days prior to the public hearing.

A special permit is not transferable except upon approval by resolution of the issuing board. A special permit shall authorize only one special use and shall expire if the special use ceases for more than three months for any reason.