

JOHNSON CITY ZONING APPLICATION PROCEDURES

Below is a table outlining the various Village Boards and their duties in regards to the processing of Zoning Applications.

Type of Zoning Application	Recommending Board	Approving Board	Public Hearing
Site Plan Review	n/a	Planning Board	None
Minor Site Plan Review	Staff	N/A	N/A
Area Variance	Planning Board	Zoning Board of Appeals	Zoning Board of Appeals
Use Variance	Planning Board	Zoning Board of Appeals	Zoning Board of Appeals
Zoning Interpretation	Planning Board	Zoning Board of Appeals	Zoning Board of Appeals
Special Permit - Use		Planning Board	Planning Board
Special Permit – Telecommunication Facilities	Planning Board	Zoning Board of Appeals	Zoning Board of Appeals
Special Permit – Non conforming Use	Planning Board & Zoning Board of Appeals	Village Board	Village Board
Rezoning	Planning Board	Village Board	Village Board
PUD Development Plan	Planning Board	Planning Board Village Board	Village Board
Subdivision	n/a	Planning Board	Planning Board
Wellhead Advisory Committee referral for certain projects within specific Aquifer Zones.			
Some projects may require a 239 Review submittal to Broome County Planning, NYS DOT, and adjoining municipalities.			
Actions that have public hearings before the Village Board require a resolution to set the public hearing at the meeting at least 13 days before the public hearing . All public hearing notices must be published in the Press & Sun-Bulletin at least 10 days prior to the public hearing .			