

Minutes of the  
TOWN OF JOHNSBURG PLANNING BOARD  
**February 26, 2024**

**ROLL CALL:** Gaye Byrne, Matt Ordway, Dave Masten, Paul Sears, and Secretary Joann M. Morehouse

**Absent:** James Nester

**GUESTS:** Micheala Thomas, Ian O'Connor, Angelo Galle, Corbin DeGroat, Everett Parker, Tom Jarrett, and James Harrison

**MEETING CALLED TO ORDER:** at 6:00pm by Mr. Sears

**APPROVAL OF MINUTES:**

Motion to approve minutes from January 2024 made by Mr. Ordway, seconded by Ms. Byrne all in favor.

**PUBLIC HEARING:**

**SUB-03-2023-Studnicky- Route 28-134.-1-46 & 47, 135.-1-12 & 13**

Mr. Jarrett was present to represent the Studnicks. This subdivision was divided many years ago and it was not done correctly so it isn't recognized by the APA as an actual subdivision. The APA informed them that they would have to start the process again. The Studnicks have redone their subdivision application and are now only looking for a 2-lot subdivision and they have APA approval. The 2 lots will need a shared easement of about 50 feet for a driveway. Mr. Ordway made a motion to close the public hearing seconded by Ms. Byrne all in favor.

**OLD BUSINESS:**

**SU-01-2023-Smith- 4507 & 4511 State Route 28 -Tax Map # 30.-2-10**

This application is still tabled APA hasn't completed its review.

**SP-01-2023-Smith- 4507 & 4511 State Route 28 -Tax Map # 30.-2-10** was tabled until application SU-01-2023 comes back for its public hearing. (This application is still tabled APA hasn't completed its review)

**SUB-03-2023-Studnicky-Route 28-134.-1-46 & 47, 135.-1-12 & 13**

Mr. Roberts was present to represent the Studnicks. This subdivision was divided many years ago and it was not done correctly so it isn't recognized by the APA as an actual subdivision. The owners have redone it only making 2 lots this time instead of 4 and now they have APA approval. The 2 lots will need a shared easement of about 50 feet for a driveway.

Mr. Ordway made a motion to approve **SUB -03-2023** as requested, seconded by Mr. Masten all in favor.

**NEW BUSINESS:**

**SUB-01-2024-Harrison-351 Harvey Rd-Tax Map # 30.-1-2**  
**SP-01-2024-Harrison-351 Harvey RD – Tax Map # 30.-1-2**

Mr. Harrison was present to answer any question the board may have. The Harrisons are in the process of purchasing about a ¼ of an acre from the neighbor that they need for a garage they are planning to build.

Mr. Ordway made a motion to bring **SUB-01-2024** back for a public hearing on March 25, 2024 seconded by Mr. Masten all in favor.

**ZEO REPORT:**

**Privilege of the Floor:** None

**MOTION TO ADJOURN:** Ms. Byrne made a motion to adjourn, seconded by Mr. Masten all in favor at 6:18 pm.

**Respectively submitted:**

Joann M. Morehouse

Johnsburg Planning Board Secretary

***Next Planning Board Meeting – March 25, 2024, at 6pm***

***At Tannery Pond Center***