



City of Johnstown

Meeting: Zoning Board of Appeals
Date: Thursday, May 21, 2026
Time: 3:45 p.m.
Location: Conference Room, City Hall

Meetings are broadcast using Facebook Live. The public is able to view the meeting from the official City of Johnstown Facebook page: [City of Johnstown, New York](#)

The proceedings of meetings are taped for the benefit of the City Clerk; the minutes are not a verbatim record of the proceedings; therefore, the minutes are not a word-for-word transcript.

Zoning Board of Appeals Meeting Minutes

- **CALL MEETING TO ORDER**
- **MEMBERS IN ATTENDANCE**

		PRESENT	ABSENT / EXCUSED	LATE
Robert Gallt	Board Member	X		
Judy Swatt	Board Member	X		
Rocco Semprivio	Board Member		Absent	
Robert Salamack	Board Member	X		
Michael M. Albanese	City Attorney		Excused	
Larry O'Regan	Fire Chief / Code Enforcement Office	X		
Carrie M. Allen	City Clerk	X		

– **APPROVE MINUTES**

Meeting – April 16, 2026

Action Taken

Motion:	Board Member	Swatt	Ayes:	3	Absent:	1 (Semprivio)
Seconded:	Board Member	Gallt	Noes:	0	Abstain:	0

– **ITEMS FOR REVIEW**

ITEM #1: [19 McMartin Street - Fence](#)

The Board reviewed an application submitted by Amber Wadsworth requesting area and height variances related to the installation of a new fence on her property.

The Code Enforcement Officer explained that the applicant had already received preliminary approval from the Planning Board; however, the proposal required Zoning Board approval due to the requested variances involving both fence height and setback requirements. It was explained that the proposed fence would extend one foot further into the required setback area than permitted and would remain at a height of six feet.

Discussion followed regarding the location and layout of the proposed fence. The applicant explained that the existing fence on the property was in poor condition and would be replaced. She described the proposed placement as beginning near the front porch area and extending straight across the side yard. Measurements had been taken from the center of the roadway, and the applicant provided photographs and diagrams to demonstrate the proposed layout.

The applicant stated that the fence would be positioned approximately 27 feet from the center of the road, though she was requesting approval for placement at 26 feet in order to provide a wider gate opening. The Board reviewed the measurements and discussed the relationship of the fence to the house, roadway, and surrounding properties.

Board members discussed the location of the property and noted that it was situated near a dead-end area with limited neighboring properties nearby. It was further noted that the proposed fence would not interfere with traffic visibility or create line-of-sight concerns.

The applicant also discussed improvements she had made to the property since purchasing the home, including extensive interior and exterior renovations, removal of overgrown vegetation and fencing, painting, and general property cleanup efforts. Board members acknowledged the improvements and complimented the applicant on the visible progress made to the property.

Following discussion, clarification was made that the Board was considering approval of both: the six-foot fence height variance; and the setback variance allowing the fence to extend an additional foot into the required setback area.

The applicant was advised regarding payment of the application fee and next steps. Discussion also occurred regarding verification of the final measurements from the centerline of the roadway, and staff advised that measurements could be verified if necessary.

Action Taken

- Six-foot fence height variance; and the setback variance allowing the fence to extend an additional foot into the required setback area.
- All required setbacks shall be determined and approved by the Code Enforcement Office prior to permit issuance.
- Per Code Enforcement, this variance shall incorporate both height and setback relief as discussed

Motion:	Board Member	Salamack	Ayes:	3	Absent:	1 (Semprivio)
Seconded:	Board Member	Gallt	Noes:	0	Abstain:	0

• **ADJOURN**

Time: 3:58 pm

Motion:	Board Member	Gallt	Ayes:	3	Absent:	1 (Semprivio)
Seconded:	Board Member	Swatt	Noes:	0	Abstain:	0

Respectfully Submitted,



Carrie M. Allen, City Clerk