

**GREENE COUNTY PLANNING BOARD**  
**Minutes of May 20, 2026 Meeting, 10:00 a.m.**

Present:

April Ernst, Greene County IDA  
Joel DuBois, Greene County Soil and Water  
Audrey Terwilliger, Greene County Real Property Tax Service  
Robert J. VanValkenburg, Greene County Highway

Also in attendance:

Kurt Goettsche, Greene County Economic Development, Tourism and Planning  
Victoria Keyser, Greene County Economic Development, Tourism and Planning

Absent:

James Hannahs, Director of Greene County Economic Development

**1. Determination of Quorum**

Chairman Joel DuBois determined a valid quorum was present for voting purposes and called the meeting into order.

**2. Approval of April Minutes**

A motion was made by Audrey Terwilliger, seconded by April Ernst, with all in favor. Vote 4-0, Motion carries.

**3. Education & Training Opportunities**

Staff provided information regarding upcoming training opportunities and previously recorded training for planning board members.

**Planning and Zoning Referrals**

**26-14 Village of Coxsackie – Village Wide Zoning Amendment, Local Decision with Comments:**

A motion was made by Robert J. VanValkenburg, seconded by Audrey Terwilliger, with all in favor. Members designated the referral a Local Decision with Comments, with no changes or modifications to the staff report.

**26-15 Town of Coxsackie – Local Law Adoption, Local Decision:**

A motion was made by Audrey Terwilliger and seconded by Robert J. VanValkenburg, with all in favor. Members designated the referral as a Local Decision, with no changes or modifications to the staff report.

**26-16 Town of Ashland – Yvette M. Blain, Local Decision with Comments:**

A motion was made by April Ernst and seconded by Audrey Terwilliger, with all in favor. Members designated the referral as a Local Decision with Comments, with no changes or modifications to the staff report.

**26-17 Town of Catskill – Rodney Greenblat, Local Decision:**

A motion was made by April Ernst, seconded by Audrey Terwilliger, with all in favor. Members designated the referral a Local Decision, with no changes or modifications to the staff report.

**26-18 Town of Windham – Hickory Hill Presents: The Residence, Local Decision with Comments:**

A motion was made by Robert J. VanValkenburg, seconded by April Ernst, with all in favor. Members designated the referral as a Local Decision with Comments, with no changes or modifications to the staff report.

**26-19 Town of Windham – Henson Hotel (In-Ground Pool), Local Decision with Comments:**

A motion was made by April Ernst, seconded by Robert J. VanValkenburg, with all in favor. Members designated the referral as a Local Decision with Comments, with no changes or modifications to the staff report.

**26-20 Town of Windham – Windham Resort Master Plan, Local Decision with Comments:**

A motion was made by April Ernst, seconded by Audrey Terwilliger, with all in favor. Members designated the referral as a Local Decision with Comments, with no changes or modifications to the staff report.

**26-21 Town of Catskill – GTZITZ LLC, Local Decision with Comments:**

A motion was made by Robert J. VanValkenburg, seconded by Audrey Terwilliger, with all in favor. Members designated the referral as a Local Decision with Comments, with no changes or modifications to the staff report.

**26-22 Town of Windham – Windham WWTP Septage Receiving Station Improvements, Local Decision with Comments:**

A motion was made by Audrey Terwilliger, seconded by Robert J. VanValkenburg, with all in favor. Members designated the referral as a Local Decision with Comments, with no changes or modifications to the staff report.

**Planning Department Reports**

Work on the Referral Guide continues, with a focus on clarifying the requirement for a detailed narrative within all 239 applications involving Site Plan regulations.

**SEQR Classification and Lead Agency Determination:**

1. Town of Windham: Hickory Hill Presents The Residence Site Plan
2. Town of Windham: O’Neill Group Hensonville LLC (291 Route 296)
3. Town of Windham: The O’Neil Hensonville, LLC (234 South Street)
4. Town of Windham SEQR Circulation: Legendary Lane Site Plan

The Board reviewed and discussed the SEQR classifications that were submitted. No formal action was taken.

**Town of Cairo – Senior Center Project, SEQR Lead Agency Response:**

A motion was made by April Ernst and seconded by Audrey Terwilliger to authorize the Chairperson to sign the Lead Agency approval form for the Cairo Senior Center project.

**Unfinished Business**

**26-12 Town of Catskill – Eric Sanchez**

Motion to rescind the Greene County Planning Board recommendation of disapproval for Referral 26-12 regarding the proposed Micro Cannabis Dispensary in the Town of Catskill. Additional information provided by the Town indicates that separation distances were measured using a door-to-door methodology consistent with the uniformly applicable 200-foot separation standard utilized under New York State Cannabis Law and State licensing practices. A motion was made by April Ernst, seconded by Audrey Terwilliger, with all in favor.

**New Business**

There was no new business.

A motion was made by Robert J. VanValkenburg and seconded by Audrey Terwilliger, having no further business to conduct to adjourn the meeting. Vote 4-0, Motion Carried. Meeting adjourned at 10:53 a.m.