GREENE COUNTY PLANNING BOARD
Minutes of October 21 Meeting, 10:00 a.m.

Present:
April Ernst, Greene County IDA
Joel DuBois, Greene County Soil and Water
James Hannahs, Director of Greene County Economic Development
Audrey Terwilliger, Greene County Real Property Tax Service

Also in Attendance:
Kurt Goettsche, Greene County Economic Development
Victoria Keyser, Greene County Economic Development
Seamus Moore, Greene County Economic Development

Absent:
Robert J. VanValkenburg, Greene County Highway

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 September Minutes**
   A motion was made by April Ernst, seconded by Audrey Terwilliger, 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

26-52 Town of Athens – Zoning Amendment, Approval with Comments:
A motion was made by Audrey Terwilliger, seconded by James Hannahs, with all in favor. Members designated the referral an Approval with Comments, with the following modifications to the staff report.

26-53 Village of Tannersville - Saul Emanuel & Rebecca Emanual, Incomplete

26-54 Village of Catskill – Felder Luma, 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.

26-55 Town of Hunter – Shelby Figel, Incomplete

26-56 Town of Hunter – Rumenti Capital Partners, Local Decision with Comments:
A motion was made by James Hannahs, seconded by Audrey Terwilliger, with all in favor. Members designated the referral as a Local Decision, with Comments with the following modifications to the staff report.

STR permit requirements: It is recommended that the Town confirm compliance with its short-term rental permit requirements before operation, including safety review, responsible contact information, noise requirements, guest property maps, and garbage storage and removal.

26-57 Town of Lexington – Robert Capital Partners, Local Decision with Comments:
A motion was made by April Ernst, seconded by James Hannahs, with all in favor. Members designated the referral an Approval with Comments, with the following 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.

New Business
There was no new business.

A motion was made by James Hannahs and seconded by Audrey Terwilliger, having no further business to conduct to adjourn the meeting. Vote 4-0, Motion Carried. Meeting adjourned at 10:40 a.m.