GREENE COUNTY PLANNING BOARD
Minutes of November 18, 2026 Meeting, 10:00 a.m.

Present:
Joel DuBois, Greene County Soil and Water
April Ernst, Greene County IDA
James Hannahs, Director of Greene County Economic Development
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
Seamus Moore, 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 November Minutes**
   A motion was made by James Hannahs, seconded by April Ernst, with all in favor. Vote 5-0, 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

26-53 Town of Tannersville– Saul & Rebecca Emanuel – Incomplete – Discussion only

26-55 Village of Hunter – Shelby Figel, Local Decision with Comments: ***N/A***
A motion was made by April Ernst, 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.

26-58 Town of Ashland – Irrevocable Trust Vandergrift C, Local Decision with Comments:
A motion was made by James Hannahs, seconded by April Ernst, with all in favor. Members designated the referral a Local Decision with Comments, with the following modifications to the staff report:

Highway Right-of-Way: It is recommended that the Town consult with the responsible highway department to confirm the road right-of-way boundary and ensure that the proposed garage would not interfere with highway maintenance, drainage, or snow removal.

26-59 Village of Hunter– 8350 Main Street – Paul Slutzky – INCOMPLETE – Discussion only

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26-60 Town of Hunter – Victor Vinegra – INCOMPLETE – Discussion only

26-61 Village of Hunter – Gather North – INCOMPLETE- Discussion only

Unfinished Business:
Work on Referral Guide continues

New Business:

- V. of Hunter SEQR Circulation 8350 Main Street Subdivision

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

- Greene County - Haines Falls Pedestrian Improvement Project – Kaaterskill Rail Trail

  The Board reviewed and discussed the SEQR documents that were submitted. A motion was made by April Ernst, seconded by Audrey Terwilliger, for the Chairman to sign notice of lead agency consent to Greene County to serve as lead agency. Robert VanValkenburg and James Hannahs both abstained from voting as they are directly involved in the project. Motion carried 3-0 with 2 abstentions.

Adjournment Time: 10:45

A motion was made by Robert J. VanValkenburg and seconded by April Ernst, having no further business to conduct to adjourn the meeting. Vote 5-0, Motion Carried. Meeting adjourned at 10:45 a.m.

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