

**GREENE COUNTY PLANNING BOARD**  
**Minutes of February 19, 2025 Meeting, 10:02 a.m.**

Present:

James Hannahs, Director of Greene County Economic Development  
Robert J. VanValkenburg, Greene County Highway  
Audrey Terwilliger, Greene County Real Property Tax Service  
April Ernst, Greene County IDA  
Joel DuBois, Greene County Soil and Water

Also in attendance:

Warren Hart, Deputy County Administrator  
Victoria Keyser, Greene County Economic Development, Tourism and Planning  
Scott Ouimet, Kaaterskill Associates  
Chip Seamans, Windham Mountain Club

**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 January Minutes**

A motion was made by James Hannahs and seconded by April Ernst to accept the minutes as presented from the January 15, 2025 meeting. Vote 5-0, Motion carries.

**3. Education & Training Opportunities**

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

**4. Overview of Considerations**

Discussed and reviewed.

**5. Overview of Decisions**

Discussed and reviewed.

**Planning and Zoning Referrals**

**25-5 Town of Windham – Windham Resort Master Plan, Local Decision with Comment:**

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

**25-6 Village of Catskill – Wendy’s Sign, 75 Maple Avenue, Local Decision with Comment:**

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

**25-7 Town of Windham – Windham Skye, Local Decision with Comment:**

A motion was made by James Hannahs, seconded by Audrey Terwilliger, with all in favor. Members designated the referral a Local Decision with Comments, with the following modifications to the staff report:

Road Designation and Visibility: Coordinate with emergency services to assess the road slope, turn angle and design to ensure that emergency vehicles can safely access the residences.

**25-8 Town of Windham – Elua Cabins, Local Decision with Comment:**

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

**Unfinished Business**

None to discuss.

**New Business**

Village of Catskill seeks to establish an agreement with Greene County Planning Board to exempt certain locations, specifically 500 feet from Route 385. Decision was had and tabled until next meeting.

A motion was made by April Ernst and seconded by Robert J. VanValkenburg, having no further business to conduct to adjourn the meeting. Vote 5-0, Motion Carried. Meeting adjourned at 11:02 a.m.