

GREENE COUNTY PLANNING BOARD
Minutes of March 19, 2025 Meeting, 10:03 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:

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

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 February Minutes

A motion was made by James Hannahs and seconded by April Ernst to accept the minutes as presented from the February 19, 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

25-9 Town of New Baltimore – New York Lands and Lakes, No Jurisdiction:

Discussed and reviewed.

25-10 Village of Hunter – Zoning Law Amendment, Approval with Comment:

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

25-11 Town of Catskill – Raihana Inc, Incomplete:

Discussed and reviewed.

25-12 Village of Tannersville – Proposed Sewer Use Law, Local Decision with Comments:

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 the following modifications to the staff report:

The Village should review and, if necessary, update its Zoning Law to ensure that parcels required to connect to the sewer system are compatible with permitted land uses and future development goals.

25-13 Town of Hunter – David West, 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.

25-14 Town of Hunter – David Schneider, Local Decision with Comments:

A motion was made by Robert J. VanValkenburg, 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.

25-15 Town of Athens – Amended Zoning Law Amendment, Approval with Comment:

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

25-16 Town of Catskill – Raihana Inc, 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 no changes or modifications to the staff report.

Unfinished Business

Village of Catskill seeks to establish an agreement with Greene County Planning Board to exempt certain locations, specifically 500 feet from Route 385. The decision was made to create an exemption list that will be sent to municipalities and will require legislative approval.

New Business

Board requests that municipalities take sight distance into account when assessing driveways on county-owned roadways and within subdivisions.

A motion was made by James Hannahs and seconded by April Ernst, having no further business to conduct to adjourn the meeting. Vote 5-0, Motion Carried. Meeting adjourned at 11:03 a.m.