

**GREENE COUNTY PLANNING BOARD**  
**Minutes of April 16, 2025 Meeting, 10:01 a.m.**

Present:

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

Absent:

Robert J. VanValkenburg, Greene County Highway

Also in attendance:

Daryl Legg, Greene County Legislator  
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 March Minutes**

A motion was made by April Ernst, seconded by James Hannahs, with all in favor. Members proposed the following amendments to the March Minutes: the date in paragraph two should be corrected to reflect the accurate meeting date, and language pertaining to subdivisions should be added under the New Business section. 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**

**25-17 Town of Durham – Richard & Anna Sullivan, Local Decision with Comment:**

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

**25-18 Town of Jewett – Ryan & Emily Chadwick, No Jurisdiction:**

Discussed and reviewed.

**25-19 Town of Halcott – Town Wide – Adoption of Local Law, Local Decision with Comment:**

A motion was made by James Hannahs and seconded by April Ernst, with all in favor. Members designated the referral as a Local Decision with Comment, modifying the staff's recommendation of Approval with no other changes or modifications to the staff report.

**25-20 Town of Coxsackie – Alan Lord, NY Land & Lakes Inc., No Jurisdiction:**

Discussed and reviewed.

**25-21 Town of Coxsackie – Alan Lord, NY Land & Lakes Inc., No Jurisdiction:**

Discussed and reviewed.

**25-22 Town of Coxsackie – Alan Lord, NY Land & Lakes Inc., No Jurisdiction:**

Discussed and reviewed.

**25-23 Town of Halcott – Town Wide – Comprehensive Plan, Approval:**

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

**25-24 Town of Hunter – Ryan and Emily Chadwick, 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:

The local municipality should ensure that adequate parking is provided if the building is designated for use as a retail space.

**25-25 Town of Hunter – Brahma Kumaris World Spiritual Organization, Local Decision with Comment:**

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 the following modifications to the staff report:

The local municipality should ensure proper traffic estimates are accurate for Town, County and State roadways.

**25-26 Town of Prattsville – Discover Life Church, Local Decision with Comment:**

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:

The local municipality should ensure that the stormwater and septic drainage is not within the 10-year flood plain.

**Unfinished Business**

Staff have begun collecting information for the 239-referral exemption list, working in coordination with local municipalities to prepare it for presentation to the Greene County Planning Board.

**New Business**

Board members would like language related to “de facto” subdivisions added to Greene Government website and amend referral language.

A motion was made by James Hannahs and seconded by April Ernst, having no further business to conduct to adjourn the meeting. Vote 4-0, Motion Carried. Meeting adjourned at 11:30 a.m.