

**GREENE COUNTY PLANNING BOARD**  
**Minutes of May 19, 2025 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  
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

**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 April Minutes**

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

**25-27 Town of Catskill – Greene County IDA (Hampton Inn), Approval with Comments:**

A motion was made by James Hannahs, seconded by Audrey Terwilliger, with all in favor, except for April Ernst, who abstained. Members designated the referral an Approval with Comments, with the following modifications to the staff report:

Include Policy 10 from the Greene County Planning Board Referral Guide into report.

**25-28 Town of Catskill – Central Hudson Gas & Electric, 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.

**25-29 Village of Hunter – Village Hall, Local Decision with Comments:**

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

**25-30 Town of Greenville – Zoning Modification, Local Decision with Comments:**

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

The Town should send Greene County Planning Department a copy of the entire amended law once it has been passed by the Town.

Remove the second and third comment from the Staff Report.

**25-31 Town of Catskill – Adoption of Zoning Law, 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:

The Town should send Greene County Planning Department a copy of the entire amended law once it has been passed by the Town.

Remove the second and third comment from the Staff Report.

**25-32 Town of Greenville – Camp Tal, No Jurisdiction:**

Discussed and reviewed.

**25-33 Village of Catskill – Phos Restaurant, Local Decision:**

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

**25-34 Village of Catskill – Walgreens (EV Charging), Incomplete:**

Discussed and reviewed.

**25-35 Town of Hunter – Village of Catskill – Walgreens (EV Charging), 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 no changes or modifications to the staff report.

**Unfinished Business**

Staff has continued 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**

The Cementon Master Plan project in the Town of Catskill has been authorized by the Greene County Legislature.

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 11:10 a.m.