

GREENE COUNTY PLANNING BOARD
Minutes of June 18, 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
Brien Ragone, Columbia Memorial Health

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 May Minutes

A motion was made by April Ernst, seconded by James Hannahs, 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

25-36 Town of Catskill – Jay Lesenger, 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 Village should ensure the project follows all historic preservation regulations for the East Side Historic District.

25-37 Town of Catskill – Dickson, Local Decision with Comments:

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

If any work is proposed within the State right-of-way, the applicant must coordinate with NYSDOT and obtain all necessary permits.

25-38 Town of Catskill – Clove Keepers LLC, Local Decision with Comments:

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 Comments, with the following modifications to the staff report:

The Town should evaluate potential traffic impacts.

25-39 Town of Catskill – Greene Medical Arts Redevelopment, Approval with Comments:

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

Coordinate with the local municipality for any work within the highway right-of-way (ROW), and ensure all required permits are obtained.

A Trip Generation analysis should be prepared and submitted to support the traffic impact review.

25-40 Village of Tannersville – 5975 Hunter LLC, Approval with Comments:

A motion was made by James Hannahs, seconded by Robert J. VanValkenburg, with all in favor. Members designated the referral as an Approval with Comments, modifying the staff's recommendation of Local Decision with Comments, with the following modifications to the staff report:

The Village should evaluate potential traffic impacts.

Include Policy 7 and Policy 10 from the Greene County Planning Board Referral Guide into the Official County Planning Board report.

The Village should verify that the project design complies with all applicable State Historic Preservation Office (SHPO) regulations and requirements for the Historic Downtown District.

25-41 Village of Tannersville – 6062 Hunter LLC, 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 the following modifications to the staff report:

Coordinate with the New York State Department of Transportation (NYSDOT), Greene County Highway Department, or the local municipality for any work within the highway right-of-way (ROW), and ensure all required permits are obtained.

The Village should verify that the project design complies with all applicable State Historic Preservation Office (SHPO) regulations and requirements for the Historic Downtown District.

25-42 Village of Tannersville – B E Thorpe LLC, Local Decision with Comments:

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.

25-43 Village of Tannersville – Manu Dutt, Local Decision with Comments:

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.

Unfinished Business

Staff continues to work on the 239-referral exemption list, while also coordinating with the County Attorney to finalize it.

New Business

The County Attorney will now review the Official County Planning Board reports prior to sending them to the local municipality, to ensure all legal matters are properly addressed.

A motion was made by James Hannahs and seconded by Robert J. VanValkenburg, having no further business to conduct to adjourn the meeting. Vote 5-0, Motion Carried. Meeting adjourned at 10:59 a.m.