

**GREENE COUNTY PLANNING BOARD**  
**Minutes of Augst 20, 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:

Daryl Legg, Greene County Legislator  
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 July Minutes**

A motion was made by James Hannahs, seconded by Robert VanValkenburg, 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**

**25-53 Town of Cairo – Cedar Terrace, Approval with Comments:**

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

The Town should make sure there is enough on-site parking to handle all resort guests and event visitors, so that parking does not overflow onto nearby roads or properties.

The Town should consider asking for a basic traffic study to understand how the project might affect traffic on Main Street and nearby areas.

The Town should review the project for any possible noise issues and confirm that it meets local regulations about noise.

**25-54 Town of Catskill – VB BTS III, LLC, Disapproval with Comments:**

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

The project is directly in conflict with Greene County Planning Board Policy 3, which states: Preserve and protect open space, trail and park systems. That protection shall include minimizing the impact of signs and other structures, such as transmission towers, that impact scenic vistas. Ensure that development adjacent to open space and park systems does not impact the user experience of such facilities.

The project is also in conflict with Policy 4, which states: Preserve and protect the county's cultural and historical resources by considering these resources when making land use decisions.

**25-55 Village of Tannersville – Ewa Dzieduszycki, 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.

**25-56 Village of Tannersville – George Bain, 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 first comment should be revised by removing the reference to the five-foot setback. The revised comment should instead state: "The garage must be set back to protect the function of the ditch." The last comment, regarding the project being substantially completed, should be removed entirely.

**25-57 Village of Tannersville – Hearts of the Catskills Communication, Inc. dba MTC Cable, Local Decision with Comments:**

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

**Planning Department Reports**

Work on the Referral Guide continues, with a focus on clarifying the requirement for a detailed narrative within all 239 applications involving Site Plan regulations.

**New Business**

There was no new business.

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 11:00 a.m.