

**GREENE COUNTY PLANNING BOARD**  
**Minutes of December 17, 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

**Absent:**

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 November Minutes**

A motion was made by April Ernst, seconded by Audrey Terwilliger, with all in favor. 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**

**25-73 Village of Tannersville – Colonial Country Club Evergreen Concert Series, 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 the following modifications to the staff report:

Ensure the Village coordinates with Greene County Emergency Services to ensure adequate emergency access and on-site emergency service coverage for the proposed event space.

Ensure compliance with all local ordinances are being followed, including but not limited to noise ordinances.

**25-74 Town of Hunter – Russlan Mayon, 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 no changes or modifications to the staff report.

**Unfinished Business**

Work on the Referral Guide continues.

**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 4-0, Motion Carried. Meeting adjourned at 10:21 a.m.