

GREENE COUNTY PLANNING BOARD
Minutes of January 21, 2026 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 December Minutes

A motion was made by April Ernst, seconded by Audrey Terwilliger, with all in favor. Vote 4-0, Motion carries. James Hannahs arrived at 10:07 a.m. and did not vote.

3. Education & Training Opportunities

Staff provided information regarding upcoming training opportunities and previously recorded training for planning board members.

Planning and Zoning Referrals

26-01 Town of Catskill – Christopher Dickson, Local Decision with Comments:

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

26-02 Village of Hunter – Hunter Firehouse Relocation, Local Decision with Comments:

A motion was made by James Hannahs 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.

26-03 Town of Windham – Windham Resort Master Plan, Local Decision with Comments:

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

26-04 Town of Windham – Joseph Leung, 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 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 10:30 a.m.