

**GREENE COUNTY PLANNING BOARD**  
**Minutes of November 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 October 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**

**25-67 Village of Tannersville – Mary Basagic 2, Local Decision:**

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

**25-68 Village of Tannersville – Ewa Dziejuszzycki, 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.

**25-69 Town of Catskill – Edward J. Lattin, 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.

**25-70 Town of Durham – Scarlett Hospitality Group, 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.

**25-71 Village of Hunter – Creekside Retreat House, Local Decision with Comments:**

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

The project aligns with Greene County Planning Board policies 1, 7, 8, 9, and 10 by placing a Main Street-scaled, flood-safe, historically compatible, and infrastructure-served building on an already developed site.

Additional recommendations include:

The Village is to ensure the new structure is floodplain complaint.

The Village should ensure the safety of neighboring structures during demolition.

The Village should ensure the project complies with the Villages variances and permits throughout the duration of the project.

**25-72 Town of Catskill – Reid Mower, 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.

**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 5-0, Motion Carried. Meeting adjourned at 10:53 a.m.