

**GREENE COUNTY PLANNING BOARD**  
**Minutes of February 25, 2026 Meeting, 10:02 a.m.**

Present:

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

Absent:

April Ernst, Greene County IDA

**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 January Minutes**

A motion was made by James Hannahs, 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**

**26-05 Town of Catskill – Christopher Dickson, Local Decision:**

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

**26-06 Town of Catskill – Wilson Management Inc., 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.

**26-07 Town of Hunter – Kevin Thompson, 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 no changes or modifications to the staff report.

**26-08 Town of New Baltimore – Peter Goeghegan, No Jurisdiction**

**26-09 Town of New Baltimore – Absolute Fire Properties, LLC/Ken Gonyea, Local Decision:**

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

**26-10 Village of Tannersville – 5975 Main Street LLC, Approval with Comments:**

A motion was made by James Hannahs, seconded by Audrey Terwilliger, 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 ensure mitigation of any environmental impact caused by demolition.

It is recommended that the Village ensure the safety of the neighboring structures during demolition.

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.

Reference to Policy 1, Policy 7 and Policy 9 from the Greene County Planning Board Referral Guide into the Official County Planning Board report to substantiate approval decision.

**Planning Department Reports**

There are no updates to report.

**New Business**

There was no new business.

A motion was made by James Hannahs and seconded by Audrey Terwilliger, having no further business to conduct to adjourn the meeting. Vote 4-0, Motion Carried. Meeting adjourned at 10:35 a.m.