

GREENE COUNTY PLANNING BOARD
Minutes of September 17, 2025 Meeting, 10:02 a.m.

Present:

Joel DuBois, Greene County Soil and Water
April Ernst, Greene County IDA
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
Darren Elsom, Kaaterskill Associates
Shaun Lee, Kaaterskill Associates

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 August Minutes

A motion was made by James Hannahs, seconded by April Ernst, 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

25-58 Village of Catskill – Cauterskill Estates, Local Decision with Comments:

A motion was made by James Hannahs, seconded by April Ernst, with all in favor. Members designated the referral a Local Decision with Comments, with the following modifications to the staff report:

Coordinate with the New York State Department of Transportation (NYSDOT), Greene County Highway Department, or the local municipality for any work within the highway right-of-way (ROW) and ensure all required permits are obtained.

The Village should coordinate with all roadway agencies that own or control the approach roads (including Cauterskill Avenue and the Catskill Partners LP access) to confirm that access meets applicable standards.

25-59 Village of Catskill – 123 William Street, 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.

25-60 Village of Catskill – Sawyer Lot - Storage, 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 the following modifications to the staff report:

The New York State Department of Transportation should be contacted for a permit for any new or modified curb cuts.

The Village should assess the visibility impacts on adjacent properties and nearby highways, and develop plans to mitigate any identified issues.

A stormwater management plan should be developed and reviewed to determine whether permanent control of stormwater is required.

25-61 Town of Hunter – 6493 RT 23A LLC, Local Decision with Comments:

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

25-62 Town of Coxsackie – Kyle Harris, 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, with no changes or modifications to the staff report.

25-63 Town of Coxsackie – Robert Ellis/Glacial Valley Cultivation, Local Decision with Comments:

A motion was made by April Ernst, seconded by Audrey Terwilliger, with all in favor. Members designated the referral a Local Decision with Comments, with the following modifications to the staff report:

Coordinate with the New York State Department of Transportation (NYSDOT), Greene County Highway Department, or the local municipality for any work within the highway right-of-way (ROW) and ensure all required permits are obtained.

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 April Ernst and seconded by Audrey Terwilliger, having no further business to conduct to adjourn the meeting. Vote 4-0, Motion Carried. Meeting adjourned at 11:10 a.m.