GREENE COUNTY PLANNING BOARD
Minutes of October 21 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

Also in Attendance:
Kurt Goettsche, Greene County Economic Development
Victoria Keyser, Greene County Economic Development
Seamus Moore, Greene County Economic Development

Absent:
Robert J. VanValkenburg, Greene County Highway

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 September 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

26-52 Town of Athens – Zoning Amendment, Local decision with Comments:
A motion was made by Audrey Terwilliger, seconded by James Hannahs, with all in favor. Members designated the referral a Local Decision with Comments, with the following modifications to the staff report.

Clarify the Steep-Slope Standards: The proposed language appears to contain conflicting slope thresholds. It would prohibit development on slopes of 5% or greater while also establishing design standards for development on those same slopes. It is recommended that the Town revise the language to clearly identify which slopes cannot be developed, which slopes may be disturbed, and the maximum amount of disturbance allowed. The Town should also confirm that the final thresholds are consistent with its intent, the existing 25% prohibition, and the LaBella recommendation for slopes greater than 15%.

26-53 Village of Tannersville - Saul Emanuel & Rebecca Emanual, Incomplete

26-54 Village of Catskill – Felder Luma, Local Decision with Comments:

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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.

26-55 Town of Hunter – Shelby Figel, Incomplete

26-56 Town of Hunter – Rumenti Capital Partners, 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 the following modifications to the staff report.

County STR Registration: The Town should ensure that the applicant registers the short-term rental with the County's STR registry and maintains compliance with applicable registration requirements.

26-57 Town of Lexington – Robert Capital Partners, Local Decision with Comments:
A motion was made by April Ernst, 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.

26-58 Town of Ashland – Irrevocable Trust Vandergrift C, Incomplete

Planning Department Reports
No Discussion.

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 10:40 a.m.

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