GREENE COUNTY PLANNING BOARD
Minutes of April 15, 2026 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
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 February Minutes**
   A motion was made by James Hannahs, seconded by Audrey Terwilliger, 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

26-11 Town of Windham – Windham Zoning Law, Local Decision with Comments:
A motion was made by James Hannahs, seconded by Robert J. VanValkenburg, 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:

It is recommended that the Town clarifies the classification of agriculture, agribusinesses, and agricultural structures, including a clear definition of farm operations.

The bullet on the Official County Planning Board Decision should be revised by replacing the word “consider” with “adopt” and moving it to the top as the first item.

26-12 Town of Catskill – Eric Sanchez, Disapproval:
A motion was made by James Hannahs, seconded by Robert J. VanValkenburg, with all in favor. Members designated the referral as Disapproval, modifying the staff's recommendation of Local Decision with Comments, with the following modifications to the staff report:

The Greene County Planning Board reviewed the project under General Municipal Law §239 and determined that conflicts with the Town of Catskill Zoning Law. The Board recommends disapproval, as the project does not comply with the zoning requirement that “cannabis dispensaries and lounges are prohibited on the same road and within 500 feet of a school or community facility, on the same road and within 200 feet of a house of worship, and within 2,000 feet of another dispensary or lounge.”

26-13 Town of Jewett – Ryan Martin, 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:

It is recommended that the Town confirm that the existing septic system is functioning properly and in compliance with applicable health and sanitation standards.

Planning Department Reports
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 11:02 a.m.