GREENE COUNTY PLANNING BOARD
Minutes of June 17, 2026 Meeting, 10:05 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

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
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 May Minutes**
   A motion was made by Audrey Terwilliger, seconded by James Hannahs, with all in favor. Vote 3-0, 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

26-23 Town of Lexington – Adoption of Local Law, Local Decision with Comments:
A motion was made by James Hannahs, 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.

26-24 Village of Catskill – Richard Evans/Haines Realty Corp., No Jurisdiction:
Discussed and reviewed.

26-25 Village of Hunter – The Rounds at Scribner's, Local Decision with Comments:
A motion was made by Audrey Terwilliger and seconded by James Hannahs, with all in favor. Members designated the referral as a Local Decision with Comments, with the following modifications to the staff report:

> The second comment should be revised. The revised comment should instead state: "It is recommended that the Village review the final grading and drainage design to ensure that stormwater runoff from the pool area, patio, walking paths, and other disturbed areas will not adversely affect adjacent properties, including adjacent City of New York parcels."

26-26 Town of Lexington – Ryan Emmons and Brandon Block, 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 the following modifications to the staff report:

> The first comment should be revised. The revised comment should instead state: "The Town should require that all necessary septic, health department, food service, and lodging approvals and permits be obtained from the appropriate agencies prior to the commencement of the proposed use. This includes, but is not limited to, approvals and permits from local, state, and federal agencies."

26-27 Town of Windham - O'Neill Group Hensonville LLC (291 Route 296), Local Decision with Comments:
A motion was made by James Hannahs, 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:

> The third comment should be revised. The revised comment should instead state: "The Town should ensure that all required approval from various agencies, included but not limited to NYSDOT, NYSDEC, NYCDEP, NYSDOH, and Town water and sewer entities are obtained before construction begins or before connection to public infrastructure."
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> The board added an additional comment: "It is recommended that the Town confirm that the project provides adequate ingress, egress, and turnaround space for emergency service vehicles."

26-28 Town of Cairo – Cedar Terrace Resort, Local Decision with Comments:
A motion was made by Audrey Terwilliger, seconded by James Hannahs, with all in favor. Members designated the referral as a Local Decision with Comments, with no changes or modifications to the staff report.

26-29 Town of Cairo – Acra Manor:
The complete referral was received after the submission deadline and will be presented and discussed at the July meeting.

26-30 Village of Tannersville – Yuriy Yevtushenko, 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.

26-31 Town of Windham – Route 23 Auto, 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.

26-32 Town of Windham – Windham Resort Master Plan, Local Decision with Comments:
A motion was made by Audrey Terwilliger, seconded by James Hannahs, with all in favor. Members designated the referral as a Local Decision with Comments, with no changes or modifications to the staff report.

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.

SEQR Classification and Lead Agency Determination:

1. Town of Windham SEQR Circulation Legendary Ln Site Plan
2. Village of Coxsackie SEQR Circulation Mountain View Estates

The Board reviewed and discussed the SEQR classifications that were submitted. No formal action was taken.

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 3-0, Motion Carried. Meeting adjourned at 11:35 a.m.