GREENE COUNTY PLANNING BOARD
Minutes of July 17, 2026 Meeting, 10:01 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

Also in Attendance:
Kurt Goettsche, Greene County Economic Development, Tourism and Planning
Victoria Keyser, Greene County Economic Development, Tourism and Planning
Tiffany Washington, Intern, Greene County Economic Development, Tourism and Planning

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 June 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

26-29 Town of Cairo – Acra Manor, 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.

26-33 Village of Coxsackie – Zoning – Incomplete:
Discussed and reviewed.

26-34 Town of New Baltimore – Cody Wolfe, 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 no changes or modifications to the staff report.

26-35 Town of Ashland – Felix & Judith Luogameno, Local Decision with Comments:
A motion was made by Audrey Terwilliger, seconded by April Ernst, with all in favor. Members designated the referral a Local Decision with Comments with no changes or modifications to the staff report.

26-36 Village of Hunter – Four Seasons Hunter LLC, 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 second comment should be revised to also state: “If the annexation is approved, the Village should provide an updated zoning map to Greene County and the Town of Hunter.”

26-37 Village of Catskill – Carrols, LLC/1096 State Route 222, LLC, 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 second comment should be revised to state: "The Village should ensure that any work within or affecting the Route 9W or Central Avenue right-of-way, including sidewalk work, driveway repaving, drainage, signage, or related construction activity, is reviewed and approved by NYSDOT or the appropriate agency, with all required permits obtained prior to construction."

26-38 Village of Tannersville – Brett Hogan/Your Own Lodge LLC, 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:

> The first comment should be revised to state: “Based on 13 bedrooms, the standard maximum occupancy appears to be 28 people unless the applicant obtains any additional local relief or approval."

26-39 Village of Tannersville – Ruslan Naymon, R&D Property Development Corp., 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.

Planning Department Reports
Work on the Referral Guide continues.

SEQR Classification and Lead Agency Determination:

1. Town of Windham SEQR Circulation Legendary Ln Site Plan

The Board reviewed and discussed the SEQR classification that was 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 4-0, Motion Carried. Meeting adjourned at 10:54 a.m.