GREENE COUNTY PLANNING BOARD
Minutes of September 16, 2026, Meeting, 10:00 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
Seamus Moore, 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 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

26-44 Town of New Coxsackie – Pieter Wolfer – Wolfe Builders, 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.

26-45 Town of new Baltimore – Thomas Steritt, 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.

26-46 Village of Tannersville – Daniel Branover & Naomi Drizin, 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 second comment should be revised to state: "The Town should ensure compliance with Greene County 911 addressing standards."

26-47 Village of Hunter- Hunter Retreat, 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 the following modifications to the staff report.

Confirm Emergency Access: It is recommended that the Village obtain confirmation from the fire department or code enforcement official that the shared driveway and fire-apparatus turnaround provide adequate emergency access.

Provide Architectural and Lighting Information: It is recommended that the Village requires the final site plan includes building elevations, exterior materials, colors, roof designs, and exterior-lightning details sufficient to evaluate compliance with the Village Zoning Law.

26-48 Village of Catskill- Samuel D. Aldi – Incomplete:

Discussed

26-49 Village of Catskill- Frederick "Budd" Stover- Incomplete:

Discussed

26-50 Village of Catskill- Robert Hoven- Incomplete:

Discussed

26-51 Village of Coxsackie- Rob Stout- 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.

Village to ensure they are filing Annexation map with the County Clerk's office.

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 4-0, Motion Carried. Meeting adjourned at 10:58 a.m.