

Town of Greig Planning Board  
Planning Board Minutes  
Town Hall  
Date: December 4, 2025, 5:30 PM

1. Open regular meeting: time: 5:30 PM
  
2. Roll call: David VandeWater, Ronald Duncan, Judy Wilson, Brenda Bourgeois, Luke Widrick, Marilyn Patterson

Absent:

Brenda Bourgeois

Others Present: See list attached:

3. Approve minutes from meeting  
Corrections or omissions? None  
Motion to approve: Brenda  
Second: Luke  
All in favor.

**Old Business:**

Kovach Land Surveying, P.C. is representing Mr. Dittl, requesting a sub-division of Tax parcel lot 277.06-01-30.100, a total acreage of 1.19 acres into two building lots. Location is 5638 North Shore Road, Brantingham, NY.

The application was accepted by Ron and seconded by Luke. All in favor After a long discussion it was brought up about our Zoning Laws forbidding that once a lot is merged into an existing lot you may not submit to a lot line or subdivision after it has already been established.

The Planning Board suggested that they take it to the Zoning Board Appeals to see what their rendition of the law. The Planning Board voted to turn the application down. Motion was made by Ron and seconded by Brenda, All in favor.

Mr. Lyndaker asked to be on the September agenda regarding the LL adjustment for the Elke Family Revocable Trust.

After much discussion at the September's meeting, it was decided that the Town Attorney needed to get involved in the process before the Planning Board move forward with this application.

Tabled until January 2026's meeting.

MiS-25-5 Harold and Emilin Bingay requested a minor subdivision of tax parcel # 292.00-02-24.0, zoning is in RR2, and the total acreage is 6.7 acres. Applications have been accepted, motion made by Ron and seconded by Luke, all in favor.

Motion to approve has been put on hold until a letter is received from the APA. Tabled.

SP-01-25 Environmental Design Partnership is here to speak to the Planning Board. They are in pursuit of the necessary approvals for a Battery energy storage project on Brantingham Road in the Town of Greig, tax parcel 276.00.01.000.

### **New Business:**

This additional discussion in the New Business was not expected to happen but we felt it was important enough for the Tax Payers to take the time to hear them out.

Environmental Design Partnership is here to speak to the Planning Board. They are in pursuit of the necessary approvals for a Battery energy storage project on Brantingham Road in the Town of Greig, tax parcel 276.00.01.000

A group of Town of Greig Taxpayers were in attendance to ask questions about the Bess proposal. There were many questions asked and they are all concerned about this project that has been in the process of building.

Questions: Who approved of it if any? Where will it be located? How big of an operation will it be? Has the DEC been informed? When do they expect to start building? Are we considering whether we have the equipment to control a fire and who will be responsible for containing a fire? Have we considered noise pollution and if the environment will change or be disturbed? Is there going to be forest and land disturbed and if so, how big. How does this benefit the town in terms of taxes or the impact on our roads? Does our Zoning Laws protect us from a project of this size, if not, what can we do about it.

The Planning Board answered the best that they could, here are some of the answers the Board could answer: We didn't know much about this project, it was given to us and the November meeting and the company did a presentation. It was

very brief, and the Board didn't have much information to go on to ask many questions.

Project: Founder's Ridge Energy Storage, LLC

Description: 100 MW/400 MWh Lithium-ion battery storage system (BESS)

Location: Tax Parcel 276.00-01-01.000 Located at the foot of Brantingham hill where the high-tension line is located now. They plan on utilizing 187 acres of land, impervious area 13 acres. The land is RR 1 where they want to locate the project.

Expected Date to be operational is July 2030.

Dangers of the project: The biggest one would be fire and disturbance of land and wildlife. We were told by the builders they have about one fire a year and the battery is contained in an individual storage container so it would just burn out. Our local fire department said they have no means of fighting a fire because it takes chemicals to extinguish the fire. The company building the complex said they would have water towers at each site, but that wouldn't make a difference in care of fire.

It asked if there was anything they could do to stop this project. It was suggested that a moratorium was put in place to give the Town time to examine the Zoning Laws and get more information before moving forward.

This group was very much against this project and wants more information and answers before moving forward. It was mentioned that the County didn't have anything to do with the project and it was up to the Town to take control of the project and do the research.

**At this time, we suggested they go back to Town Board and suggest that a moratorium be put into place and that the Planning and Zoning Board work on the Zoning Laws to make sure the town is protected. The Planning and Zoning Board at this time didn't have any more information than what the company gave us in their pending proposal.**

**A copy of the information is attached to the minutes of this meeting along with a list of Taxpayers in attendance.**

Close meeting: 7:00 PM

Motion made by: Ron

Second : Luke  
All in favor

Next meeting will be January 8, 2026, at 5:30 PM in the Town Hall.

Respectfully submitted,  
Marilyn Patterson, Secretary  
Planning Board

Sign in sheet for December 4, 2025, Planning Board meeting:

Debbie Rose

Melissa Baily

Michael Dolhof

Doug Robinson

Joan Robertson

Howard Lyndaker

Tim Schmandt

Chris Sorell

Lee Todeschini

Jim Stratton

Laurie Baxter

Henry Baxter

There were two names that I could not read so original sign in sheet is attached also.