

**Greig Town Board
Public Hearing
August 13, 2025 – 5:30PM**

Public Hearing on Local Law 2025-04 PILOT Agreements For Renewable Energy Collection and Storage called open by Supervisor Johnson. No persons indicating a desire to comment at this time. Supervisor Johnson indicates the Public Hearing will remain open and run concurrent with the regular August Town Board Meeting.

**Regular August Town Board Meeting Meeting
August 13, 2025**

Meeting called to order at 5:35 P.M.. Supervisor Johnson led Pledge of Allegiance to the Flag.
Roll Call: Councilmen Bailey-Swisher, Mallette and Mayhew are present. Also Town Clerk Gunn, Highway Superintendent Mike Alfano and Attorney Ian Gilbert were present. Town Sexton, Mrs. Robertson, and her husband, along with resident Mike Bush were also present.
Councilman Olmstead absent.

MINUTES From Last Meeting

Supervisor called for a motion from the Board to accept the minutes from the July Town Board Meeting. These minutes have been emailed in advance to the Council members.

Motion 25-08-01 made by Councilman Mallette, Seconded by Bailey-Swisher

Approve the June 2025 regular meeting minutes as presented..

Vote: \Mayhew, Bailey-Swisher, and Mallette - Yes

Motion approved.

ATTORNEY REPORT

Mr. Gilbert is still working with the District Attorney to get the citations assigned to another town court.

Cemetery Sexton, Joan Robertson, gave a report on the current data set being held in the software program the Town purchased in the past. The maps that she has brought up to date were shown on the presentation screen so everybody could view the results of her efforts. She pointed out several new rows of available spots in the old section. Councilman Mallette has worked with her to place defining marking points in the ground, which allow accurate measuring of plot locations. Mrs. Robertson went on to describe enforcement of site corner marker requirements and the improvements that has made. She commented about the cemetery by-laws needing to be enhanced. The definition of what can be placed around a grave site and the type of headstone being placed needs to be updated. She has described a need for improved communication between the funeral directors, supervisor and grave digger. Supervisor Johnson indicated he will look into other cemetery by-laws to see what we might be missing, and how best to create rules that enhance our ability to mow and maintain the property while still allowing families to respectfully honor the deceased.

OLD/NEW BUSINESS

Supervisor Johnson reported the new door locks for the Town Hall Building have been ordered. The camera system has been received and waiting for our IT Vendor to install them. In the mean time, Town Justice Mandy Putman has notified us that there is a grant from the Justice Department that might cover the expense for increased security. She has requested permission to apply for the grant. This will require a resolution from the Board.

RESOLUTION #25-08-01

At a regular meeting of the Town of Greig, Lewis County, New York, held at the Town Offices, in said Town on the 13st day of August, 2025 at 5:30 pm, prevailing time.

The meeting was duly called to order by Supervisor Johnson and upon roll being called, the following were:

Present:	Robert Johnson	Supervisor
	Kerry Mayhew	Councilman
	Donald Mallette	Councilman
	Nichelle Bailey-Swisher	Councilman
Absent:	Steve Olmstead	Councilman

The following resolution was offered by Nichelle Bailey-Swisher, who moved its adoption, seconded by Donald Mallette to wit:

WHEREAS, the Town Board of the Town of Greig prioritizes the safety of its employees

Now, Therefore, it is

RESOLVED,

The Board of the Town of Greig authorizes the Greig Town Court to apply for a JCAP grant in the 2025– 26 grant cycle up to \$30,000.00.

The question of the adoption of the foregoing resolution was duly put to a vote as

Robert Johnson	Voting	Aye
Steve Olmstead	Voting	Absent
Donald Mallette	Voting	Aye
Kerry Mayhew	Voting	Aye
Nichelle Bailey-Swisher	Voting	Aye

The resolution was thereupon declared and duly adopted.

DATED: August 13, 2025

By Order of the Town Board
Town of Greig, New York.

Thomas P. Gunn, Town Clerk

Supervisor Johnson requested a motion be made which would appoint Alan Mace as the Greig Town Assessor. This will become effective October 1, 2025 and be for a 6 year term. The Board has interviewed 4 other qualified candidates and has expressed the desire to have Alan take the position.

Motion 25-08-03 made by Councilman Mallette, Seconded by Mayhew

Appoint Alan Mace as Town of Greig Assessor effective October 1, 2025. Term will be for the New York State standard of 6 years for an Assessor. Term expires September 30, 2031.

Vote: Mayhew, Bailey-Swisher, and Mallette - Yes

Motion approved.

Supervisor Johnson requests a motion allowing him to hire Steve Rook as Town Maintenance and Green Dump Attendant. He also wishes to have Mike Hirschey work as Cemetery Mower. Both positions will report to the Supervisor. The former employee was required to leave the position due to events not concerning the Town. Councilman Mayhew spoke of the assist the Town provided to the former employee and feels it could be important to him to have the Town's continued support and assistance.

Motion 25-08-04 made by Councilman Mallette, Seconded by Bailey-Swisher

Appoint Steve Rook as Town of Greig Maintenance and Green Dump Attendant, and Mike Hirschey as Cemetery Mower. Both positions will report to the Town Supervisor Salaries will be paid from the 2025 budgeted accounts defined for these positions.

Vote: Bailey-Swisher, Mallette, and Johnson – Yes Mayhew - No

Motion approved.

Supervisor Johnson presented a spreadsheet report containing the names of the Planning Board, Zoning Board of Appeals, and Board of Assessment Review members. He noted the dates of appointment to each position and length of term for those positions. Given there are 5 members of the PB and ZBA, and the terms of office for each appointment is 5 years, it makes sense that one member be appointed each year. Recent vacancies on these boards has caused the Town Board to appoint replacements and some confusion was created as to when positions started and term ends. He suggested we adjust some board members appointments on September 10, 2025, returning the appointments so one member is being appointed at the beginning of each new year to a 5 year term. He will present the adjusted appointments at the September meeting.

Mr. Johnson presented some updates from the E-Codes project. This project is funded by the Lewis County Planning Grant and has our Town of Greig Laws reviewed, and converted to electronic files that will be indexed and searchable on a web-site provided by E-Codes. Clerk Gunn pointed out that the DOS, (NY State Department of State), already provides this data set, as well as the Town web-site. Attorney Gilbert stated, in his opinion, E-Codes is much more searchable and provides easier readability. It is a “by-far” better method of presenting Town Laws.

Mr. Johnson passed out the law index which has already been created by E-Codes. He noted an observation from the vendor that there seems to be a lack of reported laws from the Town between 1971 and 1997. The vendor is suspicious that there are laws that were passed which failed to be recorded. Supervisor Johnson asked the Clerk to review historical records in an attempt to find any missing Laws.

Supervisor Johnson has forwarded Zoning Changes to the County Planning Board for review. Proposed changes will remove Zone WF1 from the Zoning Map. All parcels will return to the surrounding Zone. A table of “water setbacks” will be put in place. County Planning Board review comments will be distributed to Board members when available. Town Board Members agreed to hold a Public Hearing on the change to the Zoning Law at the opening of the September Regular Town Board Meeting, September 10, 2025 at 5:30PM

Supervisor Johnson gavels the Public Hearing on Town PILOT (Payment In Lieu of Taxes) for Renewable Energy and Storage Projects Law 2005-04 closed. 6:55PM
Having no Public Comment, the Board continued with the open meeting.

Supervisor Johnson reported on progress with placement of children's play equipment within the Town Park. V.S. Virkler supplied the \$500 in concrete as a donation to the park. Many thank you's to them. Councilman Olmstead managed a group of volunteers and Town Highway workers to get things done.

Councilman Bailey-Swisher will continue work on the Honor Flag project and report soon.

Supervisor Johnson reported on a lack of vendors with ability to conduct a building heat loss study. This project had been suggested by Councilman Mallette after noticing large ice drops from the roof of the Town Hall Building last winter. Mr. Mallette feels we should discover the points of heat loss and the reason for the loss and repair. Supervisor Johnson will continue the search. He is also looking for a study of building lighting with an expectation of cost savings.

Mr. Johnson presented a report on the Brantingham Lake Dam. A resident living directly on the lake shore, Mr. Rudy Zona, operates a consulting engineering company that is currently working on the dam at Lake of the Pines. Mr. Zona has reviewed the problem at the Brantingham Lake Dam and will produce the plan for a solution to the problem. As a temporary fix to the leak problem, Scott Hunt, current town dam attendant, has put a marine plywood block in place. Mr. Zona will design a concrete box to more permanently correct the problem. The design will be produced after the lake level is lowered as is normal at the end of the summer season. The box will be precast and set in place. Funding is in place through the Brantingham Lake Water District Tax Fund.

Supervisor Johnson requested permission from the Board to apply for a Grant to fund a Zoning Law Re-Write. Other Towns have done this and found the update brings the local law to a more current alignment with the Town Comprehensive Plan. This law should represent the desires of the majority of the residents of the Town.

Motion 25-08-05 made by Councilman Mallette, Seconded by Mayhew

Authorize Supervisor Johnson to apply for a Grant to be used to have a professional firm re-write the Town of Greig Zoning Law.

Vote: Bailey-Swisher, Mallette, and Mayhew – Yes

Motion approved.

Supervisor Johnson reported on the initial results of the Comprehensive Plan Survey. The full analysis of the survey and the completion of the Comprehensive Plan should be completed by end of March of 2026.

Mr. Johnson reported of attending the County Supervisors meeting last month. A big issue was that of animal control. The county is leaving it up to the Towns to supply this service to their residents. Greig is linked to the ASPCA operation in the Town of Watson. We have been sharing costs there with a budget item of \$500 per year as well as employing a Town Animal Control Officer and individually paying for town dogs placed in confinement. The needs of the Shelter are increasing. Based on town population counts, the shelter cost for Greig will increase to \$2000 next year.

Another issue presented to the Supervisors was the Medical Search and Rescue – Ambulance service. Lewis County Search and Rescue, based in Lowville, is proposing to take over the volunteer services that exist within the County. Greig receives service from both Lyons Falls Ambulance and Search and Rescue depending on where you live and who can make the call. Search and Rescue will add paid medical staff and assume the entire

County as a client. The Town of Diana and the Village of Harrisville have made it known they would like to name Natural Bridge Ambulance Service as their provider. Natural Bridge has asked the Towns in Lewis County to issue a letter in support of this option. Mr. Johnson is not sure of how this would effect Search and Rescue, so he has asked other Town Supervisors to explain their position to him. It appears to Search and Rescue that loosing Town of Diana and Harrisville would reduce the revenue they will generate. Natural Bridge claims they need the added revenue from Diana to continue their services. The Board told the Supervisor to make a judgment for sending a letter based on what will be best for Greig residents.

SUPERINTENDENT REPORT

Mr. Alfano reported the roads that were resurfaced have been sealed and stoned. Our Town is waiting on the Lewis County steam roller availability to finish siding of the shoulders. This should take place within the coming month.

The front end loader required new tires.

The men have been grading town dirt roads, mowing road edges and working in other townships on paving efforts.

Superintendent Alfano requested permission to attend Superintendents School. Training was budgeted in this years budget.

Motion 25-08-06 made by Councilman Mallette, Seconded by Bailey-Swisher
Authorize Superintendent Alfano to attend Road Superintendent training in Ithica.

Vote: Bailey-Swisher, Mallette, and Mayhew – Yes

Motion approved.

Mr. Alfano noted that the Town has two trucks on order for next year. They should have arrived at Cives-Viking to have the plows mounted by now. On his last visit to the yard there, he could only locate one of our trucks. He is hoping they are both there, else we may be short a new truck. He will continue trying to locate the second truck.

SUPERVISORS REPORT

Supervisor Johnson requested a motion to move money within the budget to provide for the previously approved increase of the Sexton's stipend.

Motion 25-08-07 made by Councilman Bailey-Swisher , Seconded by Mallette
Move \$515.00 from Account A1990.4 to Account A8810.12

This will provide extra budgeted money to pay the Sexton's stipend.

Vote: Bailey-Swisher, Mallette, and Mayhew – Yes

Motion approved.

Supervisor Johnson presented current budget and status of each fund. He noted that Account A1640.4 is getting low and may require a transfer latter in the year. He also reported we may not have been paying the Superintendent enough due to an insurance issue. Mr. Johnson is looking into this and will report next month.

Motion 25-08-08 made by Councilman Mallette, Second by Bailey-Swisher
Town of Greig Board accepts the July Financial report as presented by the Supervisor

Vote: Bailey-Swisher, Mayhew, and Mallette Yes

Motion approved.

CLERKS REPORT

Clerk Gunn distributed the July 2025 report by email. Report contained details of the following financial actions:

Town Collections

There were general fund collections of:

1 Donation	\$ 100.00
1 Misc Revenue Cemetery	\$ 700.00
11 Certified Copies	\$ 110.00
4 Zoning	\$ 100.00
Total Collections:	\$ 1,010.00

The expenditures were:

Town Supervisor as Revenue	\$1,010.00
Total Payments	\$1,010.00

Motion 25-08-09: made by Councilman Mallette, Seconded by Bailey-Swisher
Approve Clerk's financial report as presented.

Vote: Bailey Swisher, Mayhew and Mallette Yes

Motion approved.

Motion 25-08-10: made by Councilman Mallette, Seconded by Bailey-Swisher
Create Greig Town Law 2025-04, Require PILOT (Payment In Lieu Of Taxes) Agreement for each Renewable Energy and / or Battery Storage Project registered in the Town of Greig.

Vote: Bailey Swisher, Mayhew, Johnson and Mallette Yes

Motion approved.

VOUCHER REPORT

Highway Abstracts	\$57,421.60
General Abstracts	\$40,472.90
Trust & Agency Abstracts	\$ 4,612.47
SW Abstracts	\$ 156.67
Total paid in Jul Abstracts =	\$102,663.64

Motion 25-08-11: made by Councilman Bailey-Swisher, Seconded by Mallette
Approve Vouchers

Vote: Bailey-Swisher, Mayhew and Mallette Yes

Motion approved.

Motion 25-08-12 made by Councilman Mallette, Seconded by Bailey-Swisher
Motion to adjourn 08:47PM

Vote: Bailey-Swisher, Mayhew and Mallette Yes

Motion approved.

Respectfully submitted

Thomas Gunn, Clerk/Collector