

**Greig Town Board  
Public Hearing  
January 14, 2026 – 5:30PM**

Public Hearing on Town of Greig Local Law 2026-01 Moratorium on Commercial Renewable Energy Systems Meeting called to order at 5:30 P.M.. Supervisor Johnson led Pledge of Allegiance to the Flag

Supervisor Johnson acknowledged a large number of people attending this meeting. He noted this was a period of time reserved for anybody wishing to speak for or against the proposed Moratorium Law. A few questions were asked about the length of time (12 months) for the Law, and other aspects of its intention. No persons chose to speak for or against the Law. Supervisor Johnson noted that a “straw vote” of Board members taken at the December 2025 regular meeting showed the Board members were intending to pass the law, however a formal Motion will be made after the closing of the Public Hearing

**Regular October Town Board Meeting Meeting  
January 14, 2026**

A group of more than 30 members of the public appeared for this meeting. It was stated they wanted to make comments on the EIP Company plan to submit an application to the Greig Planning Board to place a Battery Energy Storage System (BESS) within the Town of Greig.

Roll Call: Councilmen Olmstead, Mallette, and Mayhew are present. Also Town Clerk Gunn, Highway Superintendent Alfano and Attorney Gilbert were present. Councilman Bailey-Swisher was absent.

**MINUTES From Last Meeting**

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

**Motion 26-01-10** made by Councilman Mallette Seconded by Olmstead  
Approve the December 2025 regular meeting minutes as presented.

Vote: Mayhew, Olmstead, and Mallette - Yes

**Motion approved.**

**Motion 26-01-11** made by Councilman Mallette Seconded by Mayhew  
Approve the January 2026 Town Board Organizational meeting minutes as presented.

Vote: Mayhew, Olmstead, and Mallette - Yes

**Motion approved.**

**ASSESSOR, PB and ZBA REPORTS**

Supervisor Johnson commented on the monthly Assessor report that was presented.

A reduction of 2 exemptions are recorded. Current total is 192 for the Town.

An increase of 1 parcel was noted. Current total is 2113 for the Town

Number of active permits within the town is 300. Down by 89 from last month. Current value of outstanding permits is \$11,430,165

Supervisor Johnson reported meeting with both the ZBA and Planning Boards where he discussed the importance of a revised Zoning Law to be in line with the new Comprehensive Plan. ZBA member Jim Stratton volunteered to be on the “revise committee”. Mr. Johnson is looking for 2 members of the PB to join this effort.

The town currently has an application in for a grant of \$125,000 allowing us to hire a professional Zoning Law Consultant. We are awaiting the issuance of the grant.

**ATTORNEY REPORT**

Mr. Gilbert informed the Board that the two zoning citations in litigation will be in court on January 23 and 27<sup>th</sup>.

Supervisor Johnson noted that National Grid is still trying to create a bill for the period they failed to bill for the meter on the Town Hall Building. It is over two years without an invoice. Mr. Johnson asked the Attorney if there is a law that prohibits National Grid for billing for more that one year in arrears. Mr. Johnson was informed this was a law by a very knowledgeable person. Attorney Gilbert said he would research this question.

**PUBLIC COMMENTS**

Conversations were brought up by people in attendance. Sample laws from other New York Townships designed to reduce the possibility of placing a BESS within their areas were discussed and presented for Town Board members to review. Suggestion made that the Board investigate current BESS locations and the effects on the Townships. The Comprehensive Plan was discussed and it's importance in guiding the creation of an improved Zoning Law was noted. The importance of the pending Moratorium Law was discussed, along with the time line enabling zoning law revisions to be in place before the anticipated application for the BESS. The future "open house" meeting, to be a Public Opportunity Hearing for the Comprehensive Plan, will be offered as a Zoom meeting. The question of having all Greig Town Meetings being available as Zoom meetings was discussed. Comments from Mr. Johnson and County Legislative Chairman Dolhof discussed various pros and cons to this effort. Further investigations will be held.

Supervisor Johnson graveled the Public Hearing on the Moratorium Law closed

**Motion 26-01-12** made by Councilman Mayhew Seconded by Mallette

Adopt Greig Local Law 2026-01, A 12 Month Moratorium on Commercial Renewable Energy Systems, Including Commercial Solar Energy Systems, Wind Energy Primary Systems, Battery Energy Storage Systems and Compressed Air Energy Storage Systems.

Vote:

Councilman Mayhew	Yes
Councilman Olmstead	Yes
Councilman Mallette	Yes
Supervisor Johnson	Yes

**Motion approved.**

**Local Law 2026-01 is attached to these minutes as Appendix 1**

**OLD/NEW BUSINESS**

**Town Park**

Supervisor Johnson had asked the Board to provide suggestions for enhancements to the Park for a potential Grant request. Mr. Johnson has extracted ideas from the Comprehensive Plan Surveys and needs park design and cost estimates. Mr. Gunn suggested ice scating area, skate board park, and enlarged pavilion. Mr Johnson suggested pickle ball, volleyball courts and a dog park. Mr. Olmstead will try to layout designs to plan where those items might fit in, along with rough estimates for their development.

### **Electric Bills**

Mr. Johnson said he is still waiting for a bill to pay for the past time at the Town Hall without a bill. It is estimated National Grid has collected approximately \$2200 from the Town in the past without realizing Municipalities are exempt from sales tax. National Grid indicated they will credit us for that tax. Mr. Johnson is estimating our bill for 2 years, including the sales tax credit will be about \$8000.

### **Electric Light Replacement**

Mr. Johnson says we are still going forward with “energy efficient light replacement” grant program. This should be complete by the end of February.

### **Door Security**

The inner door lock in the Town Hall Building has been enhanced with a keypad. Each department in the Town Government has been given a code for entry. This will replace the “key” entry system of the past. We have been forced to replace the locks in this building many times with the change in personnel. This will be eliminated with the keypad system. It is agreed that the outside door, to the lobby, will be left unlocked so the AED is available to anybody who needs it at all times. The Town Judge is waiting for word on her Grant Application for extra cameras to enhance security for the Court.

### **Brantingham Lake Dam Maintenance**

Mr. Rudy Zona, Dam Engineer, presented his update on the dam enhancement. It is proposed that we continue to use the existing Water Level Control Mechanism in place and add a stainless steel box to replace the marine plywood box that was put in place last summer. Two firms have been recommended that could create the box and place it. Mr. Olmstead will continue to work on this project. Mr. Zona discussed a casual contact with the State DEC about our work on the dam, and an indication the dam has been inspected. Mr. Johnson will discuss the matter with Councilman Bailey-Swisher to see what's the best way to accomplish this..

### **Comprehensive Plan**

Mr. Johnson reported the next step in the Plan creation is a Public Open House. It is intended that public comment will be solicited from the residents of the Town of Greig during the presentation of the preliminary plan. The Public Open House will be held on Thursday, January 29, 2026 between 5:00 PM and 7:00 PM at the Greig Town Hall, 5186 Greig Rd, Greig NY. Residents may attend in person, or join the Zoom Meeting. Register for the Zoom presentation at <https://bit.ly/4k02Vqh>.

### **Public Outreach**

Mr. Johnson presented a proposal from TextMyGovt. This company offers an application that provides a widget on the town website allowing interested parties to sign up for a push of informational messages from the Town Government to their cell phone devices. Users may also communicate via text messages with questions or concerns. This product has been used by several other DigitalTownship website Towns, The Board asked Mr. Johnson to reach out to those towns for a reference and statement of use and value.

### **Audit Board**

Mr. Johnson asked for volunteers to act as an audit board reviewing the Town Clerk, Collector, Justice and Supervisor. This is a State requirement which needs to be completed by the end of February each year. Attorney Gilbert noted there needs to have at least one Board Member on the Audit Board. Persons who volunteered are Councilman Mallette, Mr. Doug Robertson and Mr. Jim Stratton.

**Motion 26-01-13** made by Councilman Olmstead Seconded by Mayhew

Authorize the 2025 Greig Audit Board membership. Councilman Mallette, Chairman, Mr. Robertson and Mr. Stratton as members. Results of the Audit on the Justice, Clerk, Collector and Supervisor shall be provided to the Town Board before the end of February, 2026.

Vote: Mayhew, Olmstead, and Johnson - Yes      Councilman Mallette Abstained

**Motion approved.**

### **Lewis County Search and Rescue**

Supervisor Johnson requested authorization enabling him to sign the 2026 contract with the Lewis County Search and Rescue providing ambulance service to the Town of Greig. There will be a 6% increase in the contract fee over last year..

**Motion 26-01-14** made by Councilman Olmstead Seconded by Mallette

Authorize Supervisor Johnson to sign 2026 contract with Lewis County Search and Rescue which provides ambulance service to the Town of Greig.

Vote: Mayhew, Olmstead, and Mallette - Yes

**Motion approved.**

### **Adirondack Park Local Government Board Membership**

Supervisor Johnson informs the Board he would rather see the money paid as membership in this organization go to a membership in Naturally Lewis, which is a nonprofit economic development organization serving Lewis County, NY. Naturally Lewis administers the services of the County of Lewis Industrial Development Agency, the Lewis County Development Corporation, and the Lewis County Chamber of Commerce. They are the central office to provide business assistance and new business development in Lewis County, NY. Naturally Lewis works regionally with our neighboring counties and with the North Country Regional Economic Development Council, North Country Alliance, Drum Country Business, Adirondack North Country Association, and Development Authority of the North Country, Small Business Development Center, and many other partner organizations. Councilman Mallette felt this would be a better organization to help fund.

### **Cemetery Sexton**

Mrs. Robertson indicated there were 13 or 14 burials last year without her being notified. She feels there is a breakdown between the Funeral Parlors, Supervisor, Grave Digger and Sexton. Mrs. Robertson indicated she issued 21 Cemetery Deeds last year. She inquired if a fee increase would be advisable. Supervisor Johnson said he would canvas other Lewis County Cemeteries.

### **BESS Project**

Supervisor Johnson noted he has been contacted by EIP about making an update presentation at the January or February Town Board Meeting. Mr. Johnson asked not to have the meeting due to other work the Town is conducting following the Moratorium.

### **SUPERINTENDENT REPORT**

At this moment we have two trucks inoperable. Repair work is being done.

Mr. Alfano reported he is having a lot of trouble with a 1998 Ford truck. There is a 2017 Truck for sale by another Township. He wants to take a look at it as a step to reduce maintenance costs on the existing truck. Delivery of the two new trucks on order is still unknown, but likely a year away. Mr. Johnson will work with the Superintendent in an effort to minimize repair costs to the existing fleet.

**SUPERVISORS REPORT**

Supervisor Johnson presented the current status of the budget as submitted by the accounting firm.

Mr. Johnson requested a motion to move funds in the budget to cover out of balance conditions.

**Motion 26-01-15** made by Councilman Mallette , Seconded by Olmstead  
Move \$40.000 as an appropriated transfer from A Fund to DA Fund in the 2025 Budget to the Highway Equipment Purchase Reserve Fund.

Vote: Mayhew, Olmstead, and Mallette - Yes

**Motion approved.**

**Motion 26-01-16** made by Councilman Olmstead , Seconded by Mallette  
Move \$1700 from the Water Fund Balance to the Dam Repair Reserve Fund.

Vote: Mayhew, Olmstead, and Mallette - Yes

**Motion approved.**

**Motion 26-01-17** made by Councilman Mallette , Seconded by Mayhew  
Authorize the Supervisor to move the following money between budgeted accounts:

Move \$8.10	from Contingent	A1990.4 to Assessor Contractural	A1355.4
Move \$2783.20	from Central Garage	A1640.4 to Central Data Processing	A1680.4
Move \$905.00	from Contingent	A1990.4 to Municipal Dues	A1920.4
Move \$60.50	from Contingent	A1990.4 to Disability Ins	A9950.8
Move \$14886.03	from Machinery	DA5130.2 to Snow Removal	DA5132.1
Move \$505.26	from Machinery	DA5130.2 to Uniforms	DA9089.8
Move \$269.08	from Machinery	DA5130.2 to Disability	DA9055.8
Move \$816.83	from Machinery	DA5130.2 to Social Security	DA9030.8

Vote: Mayhew, Olmstead, and Mallette - Yes

**Motion approved.**

**Motion 26-01-18** made by Councilman Olmstead, Seconded by Mallette  
Accept the Supervisors Financial Report as presented

Vote: Mayhew, Olmstead, and Mallette - Yes

**Motion approved.**

**CLERKS REPORT**

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

**Town Collections**

There were general fund collections of:

6 Dog License	\$ 33.00
Total Collections:	\$ 33.00

The expenditures were:

Town Supervisor as Revenue	\$27.00
Animal Population Control	\$ 6.00
Total Payments	\$33.00

**Motion 26-01-19:** made by Councilman Mallette, Seconded by Mayhew  
 Approve Clerk's financial report as presented.  
 Vote: Mayhew, Olmstead, and Mallette - Yes  
**Motion approved.**

**Motion 26-01-20:** made by Councilman Mayhew, Seconded by Mallette  
 Move into Executive Session to discuss possible litigation. Time 8:10PM  
 Vote: Mayhew, Olmstead, and Mallette - Yes  
**Motion approved.**

**Motion 26-01-21:** made by Councilman Olmstead, Seconded by Mallette  
 Close Executive Session to discuss possible litigation. Time 8:20PM  
 Vote: Mayhew, Olmstead, and Mallette - Yes  
**Motion approved.**

**VOUCHER REPORT**

Highway Abstracts	\$35,349.28
General Abstracts	\$47,928.11
Trust & Agency Abstracts	\$ 884.96
Total paid in January Abstracts =	\$84,160.35

**Motion 26-01-22:** made by Councilman Mallette, Seconded by Mayhew  
 Approve Vouchers  
 Vote: Mayhew, Olmstead, and Mallette - Yes  
**Motion approved.**

**Motion 26-01-23** made by Councilman Olmstead , Seconded by Mallette  
 Move \$1697.14 from the SW9950.9 Dam Reserve to the SW9310.4 Dam Contractual to pay for Plywood Repair.  
 Vote: Mayhew, Olmstead, and Mallette - Yes  
**Motion approved.**

**Motion 26-01-24** made by Councilman Mallette, Seconded by Olmstead  
 Motion to adjourn 8:44PM  
 Vote: Mayhew, Olmstead, and Mallette - Yes  
**Motion approved.**

Respectfully submitted

Thomas Gunn, Clerk/Collector

Town of Greig  
Local Law 2026-01  
Moratorium on Commercial Renewable Energy

**A LOCAL LAW ESTABLISHING A MORATORIUM ON COMMERCIAL RENEWABLE ENERGY SYSTEMS, INCLUDING COMMERCIAL SOLAR ENERGY SYSTEMS, WIND ENERGY PRIMARY SYSTEMS (WEPS), BATTERY ENERGY STORAGE SYSTEMS (BESS), AND COMPRESSED AIR ENERGY STORAGE SYSTEMS (CAESS)**

**WHEREAS**, the Town of Greig wishes to enact a twelve-month (12) moratorium on commercial renewable energy and energy storage systems including medium and large solar energy systems, battery energy storage systems (BESS), wind energy primary systems (WEPS) and compressed air energy storage systems (CAESS) to allow time to complete the development of the Comprehensive Plan to ensure any such regulations align with such plan and

**WHEREAS**, the New York State Energy Research and Development Authority has stated that “a comprehensive plan outlining the goals and policies for the installation, operation, maintenance, and decommissioning of battery energy storage systems must be adopted by the local governing board”, and

**WHEREAS**, the Town Board finds that time is necessary to await, develop, review, amend, and update multiple sections of the Town Code to ensure consistency with the Town’s proposed Comprehensive Plan; and

WHEREAS, as directed by Section 5 of NYSERDA’s Battery Energy Storage System Model Law, the Town Board finds that time is necessary to await, develop, review, amend, and update multiple sections of the Town Code to ensure consistency with the Town’s Comprehensive Plan, currently under development with anticipated adoption in spring of 2026; and

**WHEREAS**, it is in the public interest to halt the acceptance and approval of applications for medium and large solar energy systems, all BESS, and CAESS for twelve (12) months to ensure orderly and effective planning and code updates.

**NOW, THEREFORE, BE IT ENACTED by the Town Board of the Town of Greig as follows:**

**Section 1. Moratorium**

The moratorium on the construction, installation, and operation of commercial solar energy systems, BESS, WEPS, and Compressed Air Energy Storage Systems (CAESS) is established for a period of twelve (12) months from the effective date of this Local Law. During this period, no permits, approvals, or other authorizations shall be issued for such systems.

## **Section 2. Purpose**

The purpose of this moratorium is to provide the Town sufficient time to:

1. Complete the comprehensive planning process thoroughly and thoughtfully with appropriate public outreach and input to ensure alignment with the overall constituents and legal requirements.
2. Review and amend the Town Code, including zoning and other regulations, to reflect the objectives of its developing Comprehensive Plan; and
3. Ensure that all commercial renewable energy systems are properly regulated to protect the health, safety, and welfare of the community.
4. This moratorium does not apply to any solar panel system or array installed by individual landowners, householders, or farmers for their own personal use or the use of a small business (on-site consumption).
5. This moratorium, likewise, does not apply to battery storage operations that are used for 100% on-site consumption and have a capacity of less than 600 kWh.

## **Section 3. Scope**

This moratorium applies to all new applications or pending applications for permits, approvals, or authorizations related to medium and large solar energy systems, Tier 1 & 2 BESS, WEPS and CAESS within the Town of Greig.

## **Section 4. Enforcement**

Any construction, installation, or operation of solar energy systems, BESS, WEPS or CAESS during the moratorium period is prohibited and may be subject to enforcement actions under the Town Code.

## **Section 5. Definitions**

### **BATTERY ENERGY STORAGE SYSTEM (BESS):**

One or more devices, assembled, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A battery energy storage system is classified as a small or large battery energy storage system as follows:

- A. Tier 1- also known as Small Battery Energy Storage Systems, which have an aggregate energy capacity less than or equal to 600kWh or are comprised of one storage battery technology in a room or enclosed area.
- B. Tier 2- also known as large battery energy storage systems, have an aggregate energy capacity greater than 600kWh, or are comprised of more than one storage battery technology in a room or enclosed area.

**COMPRESSED AIR ENERGY STORAGE SYSTEM (CAES):**

A system that stores energy by compressing air and storing it in underground caverns or above-ground tanks, which is later released to generate electricity. This includes any system designed for commercial energy storage and discharge, excluding small-scale systems used solely for on-site residential or agricultural purposes.

**SOLAR ENERGY SYSTEM, LARGE:**

Any solar energy system that cumulatively on a lot meets one or more of the following criteria:

- A. Has a rated direct current (DC) capacity equal to or greater than 25 kW,
- B. Is intended to supply energy for over 50% utilization into the utility grid for the purpose of off-site sale or consumption, or
- C. Has a total ground surface area of greater than 4,000 square feet.

**SOLAR ENERGY SYSTEM, MEDIUM**

A ground-mounted solar energy system that meets the following criteria:

- A. Has a rated direct current (DC) capacity of no more than 24.99 kW,
- B. The total ground surface area not exceeding 4,000 square feet,
- C. Is designed to produce energy for either on-site use or partial off-site consumption through net-metering or community solar arrangements.

Systems exceeding either the capacity or surface area threshold or producing energy for offsite use (excluding off-site use through net-metering or community solar arrangements) shall be classified as Large Solar Energy Systems.

**Section 6. Environmental Review**

This Local Law is subject to the requirements of the New York State Environmental Quality Review Act ("SEQRA"), Article 8 of the Environmental Conservation Law, and its implementing regulations at 6 NYCRR Part 617.

The Town Board hereby determines that the adoption of this Local Law constitutes a Type II action under SEQRA §617.5(c)(30), as it involves the adoption of a moratorium on land development. Type II actions have been determined not to have a significant impact on the environment and therefore do not require further environmental review.

**Section 7. Severability**

If any part of this Local Law is held invalid, the remainder shall remain in full force and effect.

**Section 8. Effective Date**

This Local Law shall take effect immediately upon the Town Board's adoption and/or filing with the Secretary of State. It shall remain in effect for twelve (12) months unless amended or repealed by the Town Board.