

Greig Town Board

Regular July Meeting July 09, 2025

Meeting called to order at 5:30 P.M.. Supervisor Johnson led Pledge of Allegiance to the Flag.

Roll Call: Councilmen Olmstead, Bailey-Swisher, Mallette and Mayhew are present. Also Town Clerk Gunn, and Attorney Ian Gilbert were present. Highway Superintendent Mike Alfano was absent. Town resident Mr. Robertson and the Tug Hill River Area Council of Governments (RACOG) Associate Circuit Rider, Sayer Colwell were also present. Mr. Forist Brockway is attending.

Supervisor introduced Mr. Forist Brockway, who is interested in a position as the Town of Greig Assessor. Mr. Brockway described his current efforts to become qualified by the State of New York for the position of Assessor. He is assuming the assessor duties at the Town of Denmark. He has an interest in taking on a few more towns to make this career choice more lucrative. The Board discussed his background and goals, and how he would structure the work effort associated with the Town of Greig. The Board thanked Mr. Brockway for his interest in Greig and taking the time to attend our meeting.

Supervisor Johnson then introduced Mr. Colwell to the Board. He described the roll of a Circuit Rider for RACOG and indicated that now that the Town of Greig is a member of RACOG, our town will have a Circuit Rider attend meetings and audit our activities, while also delivering news of activities going on in other RACOG member towns. News he delivered this month described work help being provided to the Town of Watson for their Town Park by the Student Board members of RACOG. Also some RACOG members are receiving their certificates for Waste Water Treatment. This is a program being conducted at the Lewis County BOCES Adult Education area.

MINUTES From Last Meeting

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

Motion 25-07-01 made by Councilman Mallette, Seconded by Mayhew

Approve the June 2025 regular meeting minutes as presented..

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

Motion approved.

BOARD REPORTS

ZBA approved more than 2 RV's being placed at 6125 School House Rd.

Planning Board will hold their meeting July 10th. PB has made comments about "what to do, or how to do" applications for an appearance before the Board. Who will number permits and who accepts the applications to appear? Supervisor Johnson suggests this will be resolved – the Board Secretary should be comfortable doing these things with help from the Board Chairman.

ATTORNEY REPORT

Mr. Gilbert is asking the County Court to assign to a local Town Court for the two cases that are pending. The Greig Town Justice is recused from hearing these issues.

OLD/NEW BUSINESS

A resident on Lustyik Rd has asked to have the road declared “abandoned”. Attorney states this road does not qualify as a candidate for abandonment for several reasons.

There is no security grant available for better security of the Town Hall property. Supervisor Johnson is using money from a reserved fund to purchase improved locks and a camera system. These items have been ordered and will be installed soon.

PILOT (Payment In Lieu of Taxes) Agreements for Solar Projects. Supervisor Johnson indicates it would be in the Town's best interest to have a local law allowing the Town of Greig to enter into a PILOT Agreement for energy collection and storage projects. This would encourage some companies, intending to locate a project of this type, in Greig. In the long run it would be better for town residents. Usually these agreements have another lead taxing agency (Lewis County or New York State) negotiate the contracts. Attorney Gilbert will look to creating the Law, which will go before a Public Hearing prior to any action taken by the Greig Town Board. Supervisor Johnson recently attended a “Land Use Conference” and became aware of the importance of having this law.

Supervisor Johnson asks for a motion calling for a Public Hearing on the Greig Local Law #2025-04, PILOT Agreements for Renewable Energy Systems. Attorney Gilbert commits to having this law in the hands of the Clerk and Board members at least two weeks before the next Town Board Meeting, August 13th.

Motion 25-07-02 made by Councilman Bailey-Swisher, Seconded by Mallette

Town Board will conduct a Public Hearing for Town Law #2025-04, PILOT Agreements for Renewable Energy Agreements. Public Hearing will be advertised at least 2 weeks prior to the meeting in the Journal Republican. Clerk will have the proposed law available for inspection during regular business hours at the Town Hall office. Meeting is scheduled for 5:30PM, August 13, 2025 at the Greig Town Hall.

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

Motion approved.

Supervisor Johnson has found the Town of Greig does not qualify for the USDA Low Interest Loan that could be used to purchase a Town Highway Truck. Disqualification was based on Greig Town Values. We have too high an income per resident to qualify.

A question was raised in the recent past about the use of Alternate Board members to vote on Planning Board and Zoning Board of Appeals issues. It was proposed that we need a Town Law to specify how those substitutions would take place. It was found the Town created Local Law 2001-01, A Local Law for the Appointment of Alternate Members to Town Planning Board and Zoning Board of Appeals, that covers that topic.

It seems we failed to provide the annual appointment of Secretaries for the Boards. Each Board – Planning Board and Zoning Board of Appeals may have a secretary who is appointed by the Town Board to a two year term. This appointment should have taken place during the annual Town Organizational Meeting. Supervisor Johnson called for two motions, each to appoint a secretary for the term that will expire on December 31st, 2026.

Motion 25-07-03 made by Councilman Bailey-Swisher , Seconded by Mayhew
Appoint Mrs. Marilyn Patterson as Secretary for the Greig Town Planning Board. Her term will expire
December 31, 2026

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

Motion approved.

Motion 25-07-04 made by Councilman Bailey-Swisher , Seconded by Mayhew
Appoint Mrs. Gina Mallette as Secretary for the Greig Town Zoning Board of Appeals. Her term will expire
December 31, 2026

Vote: Olmstead, Mayhew, and Bailey-Swisher - Yes Mallette recuses
himself

Motion approved.

Supervisor Johnson discussed an issue that was brought up more than two months ago. It came to this Boards attention then, that there were just under 100 parcels that existed with more than one Zone designated for them. This seemed to occur along water front properties that extended to some depth. The waterfront (WF1) zoning designation would be given along the waterway, but another line was drawn through the property defining a second zone classification. After much study by Mr. Johnson and a Lewis County Planner, they decided it might be best to eliminate the current WF1 (Waterfront 1) designation completely. The properties effected would take on the Zone classification of the remaining Zone. Then to ensure the safety of the waterway, a Shore Line Requirements rule is to be added to the Zoning Law:

Section 510 Shoreline Requirements

The following requirements shall apply to shoreline land:

A. Setback, Water. The minimum setback from water of all principal and accessory buildings or structures in excess of one hundred (100) square feet other than docks, boathouses, or swimming floats, shall be a minimum distance from the mean high-water mark as follows:

- 1) 100' adjacent to Copper Lake, Drunkard Creek, Pine Creek, Bohlings Creek, Black River and Independence River.
- 2) 75' in all zones within the Adirondack Park blue line, except Copper Lake, Drunkard Creek, Pine Creek and Bohlings Creek and WF-2 property.
- 3) 50' in WF-2 within the Adirondack Park and all other bodies of water outside the Adirondack Park, except the Black River and Independence River.

B. The following activities/land uses shall be set back from permanent or seasonal water on all property throughout the Town of Greig.

Land	Minimum Setback (Feet)	Notes
Amusement arcades	150	Considered commercial; noise/light concerns near water
Laundromat	150	Wastewater discharge concern
Mini-Storage	150	Commercial; storm water considerations
Nursery/Garden Shop	150	Fertilizer/pesticide use prompts wider buffers
Nursing/Convalescent Home	150	Residential use; public health safety priority

Retail, small products	150	General commercial; low environmental impact
Tavern/Bar	150	Similar to general commercial, possibly higher public health scrutiny
Agricultural business	200	To prevent nutrient runoff and protect water quality
Manufactured Home Parks	200	Residential use with storm water runoff concerns
Animal hospital	200	Waste disposal and animal waste management considerations
Kennels	200	Odor, noise, and waste runoff factors
Wholesale	200	Depends on type of goods; often treated like warehouses
Shopping Center	300	Impervious surface area concerns (storm water)
Warehouse	300	Commercial/industrial runoff concerns
Excavation	300	High erosion and sedimentation risk
Motor Vehicle Repair	300	Fluids, waste, and potential groundwater contamination risk
Recycling Center	300	Solid waste and leachate containment risk
Sawmills	300	Wood waste, runoff, and noise
Retail Gas Outlet	300	Petroleum storage risks
Junk yards	500	Often heavily regulated due to pollutants and visual impacts

C. Sanitary Sewage Disposal. Shall comply with NYS Public Health Law Appendix 75A

Motion 25-07-05 made by Councilman Mallette, Seconded by Olmstead

Eliminate Zoning Code WF1 (Waterfront 1) from the Town Zoning Law. Add the above table to the Zoning Law, which are building restrictions, as originally defined by the Army Corp of Engineers, but changed by the Town of Greig. Change the Zoning on all parcels currently containing WF1 as their designations. Hold a Public Hearing for these Zoning Law changes at 5:45PM on September 10th, 2025, the regular Town Board Meeting.

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

Motion approved.

Supervisor Johnson also described 3 parcels that are within RR1 Zoning Code that need to be changed due to having more than one Zone defined for the parcel.

Motion 25-07-06 made by Councilman Mallette, Seconded by Olmstead

Make Zoning definition changes on 3 RR1 parcels. Hold a Public Hearing for these Zoning Law changes at 5:45PM on September 10th, 2025, the regular Town Board Meeting.

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

Motion approved.

Supervisor Johnson presented two colored maps which compared land areas defined by the Lewis County Planning Department as possible Solar Energy Districts within the Town of Greig and areas of Greig where National Grid shows 3 Phase Electric Service Areas that would be necessary to support Solar Energy projects. This was presented as a matter of interest only.

Councilman Olmstead reported that concrete will be poured in the Town Park on Monday morning. This will allow installation of a new piece of equipment for children to use.

Councilman Bailey-Swisher reported she will have financial information next month pertaining to the Honor Flags to be displayed on the telephone poles around the town. These flags are usually sponsored by the families of those being honored.

Mr. Johnson presented one bid from the same vendor used by Lewis County to maintain generators used for emergency power. The town will not have to obtain competitive bids for this contract by using the same contract as the County. The service fee is \$1550 for both Town Generators for 1 year.

Mr. Johnson reported the Highway Superintendent determined that a much needed sealing coat for the parking lot/ driveway for the Town Hall and Highway Garage will be covered by the NY State CHIPS program. He will move forward with having Suite-Coat do the work for an estimated \$21,000. This is an add-on to the summer road project.

Mr. Johnson reported there were 1450 survey forms distributed by mail to the residents of Greig. The cost was included as an expense within the Grant for the Comprehensive Plan Project. The Plan Committee also held an open house at the 3G Fire Station in Brantingham the other evening. The survey forms have been coming in both physically and electronically through the internet. Results will help formulate the final plan.

Councilman Bailey-Swisher, as Town Historian, reported that she has obtained a complete set of the original blue-prints of the Black River Canal. She is planning a presentation area within our town.

The Town Clerk read a thank you letter received from the Singing Waters Senior Group for the financial support we provided to their group.

Supervisor Johnson noted the Greig Town Laws are being reviewed and will soon be available on-line through the Lewis County E-Code service. We need to insure we have all the laws presented for this review and publish process.

Attorney Gilbert requested we move to executive session to discuss current litigation.

Motion 25-07-07 made by Councilman Bailey-Swisher, Seconded by Mayhew

Move to executive session to discuss current litigation. 7:45 PM

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

Motion approved.

Motion 25-07-08 made by Councilman Bailey-Swisher, Seconded by Olmstead

Return from executive session. 8:05 PM

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

Motion approved.

SUPERINTENDENT REPORT

Mr. Johnson reported the broom has broken again. Mr. Alfano says this has been a continuing problem for the Front End Loader. He also stated this equipment is too large to accomplish a majority of what needs to be done. Mr. Alfano is in discussion with another township about purchasing their rear sweeper that could be used with the town tractor. He recommends we take advantage of the opportunity to acquire this item.

Mr. Alfano reported to Mr. Johnson that the stone needed to fill the high shoulders along recently blacktopped roads is stalled because he needs to use the County roller to pack the stone, and that item will not be available for a while.

SUPERVISORS REPORT

Supervisor Johnson presented current budget and status of each fund. Everything is in good order. Board members reviewed the budgets on screen while the Supervisor explained the why and wherefore of expenses.

Mr. Johnson reviewed some of the comments about the Park and Cemetery mowing.

There are no Budget transfers required this month.

Motion 25-07-09 made by Councilman Mallette, Second by Bailey-Swisher

Town of Greig Board accepts the June Financial report as presented by the Supervisor

Vote: Olmstead, Mayhew, and Mallette Yes

Motion approved.

CLERKS REPORT

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

Town Collections

There were general fund collections of:

1 Donation	\$ 40.00
1 Marriage License	\$ 40.00
2 Dog License	\$ 11.00
4 Zoning	\$ 340.00
Total Collections:	\$ 431.00

The expenditures were:

Town Supervisor as Revenue	\$406.50
State Department of Ag & Markets	\$ 2.00
State Health Department	\$ 22.50
Total Payments	\$431.00

Motion 25-07-10: made by Councilman Bailey-Swisher, Seconded by Olmstead

Approve Clerk's financial report as presented.

Vote: Olmstead, Bailey Swisherand, and Mallette Yes

Motion approved.

VOUCHER REPORT

Highway Abstracts	\$211,360.82
General Abstracts	\$ 21,147.07

Total paid in Jun Abstracts = \$232,507.89

Motion 25-07-11: made by Councilman Mayhew, Seconded by Mallette

Approve Vouchers

Vote: Olmstead, Bailey-Swisher, and Mallette Yes

Motion approved.

Being no further business brought forward,

Motion 25-07-12 made by Councilman Bailey-Swisher, Seconded by Mallette

Motion to adjourn 08:45 PM

Vote: Olmstead, Bailey-Swisher, and Mallette Yes

Motion approved.

Respectfully submitted

Thomas Gunn, Clerk/Collector