

Town of Greig Planning Board  
Planning Board Minutes  
Town Hall  
Date: January 8, 2026 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: All present

Others Present: Robert Johnson, Brian Patterson, Jim Stratton and Howard Lyndaker

3. Approve minutes from meeting  
Corrections or omissions? None  
Motion to approve: Luke  
Second: Judy  
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.

January 2026's meeting the board was presented with a letter from the Town Attorney regarding this application. It was discussed and the finding was that this application can't be granted, as our laws state the this is prohibited and if we were to grant this application it would set a precedence for others to come forward with similar applications.

A vote was taken and it was unanimous with a vote "no" from all board members.

### **Old Business:**

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 2/6/26.

### **New Business:**

MSD-26-1 Kovach Land Surveying, P.C. are representing VonBernewitz, to Minor subdivision, RR 1, 72 +/- acres located on Brantingham Road, Greig, NY tax parcel number 276.00-02-13-1100.

Howard Lyndaker representing the VonBernewitz, The Board presented this application, to create two lots located on Brantingham Road, Greig, NY. The board accepted the application, a motion to except, made by Brenda seconded by Ron, all in favor.

Mr. Lyndaker presented the maps and explained what the applicants were looking for and the application met all the town specifications. The Board did a SEQOR for this project and it passed the SEQOR test. A vote was taken to approve the Minor Subdivision, first motion made by Ron and seconded by Luke, all in favor, motion was carried.

There were conditions put on this motion, the Planning Board requested that a new map be created and brought back to David VanDewater to be signed before they sent to the County.

After the Board finished the cases before them, Robert Johnson, Town Supervisor, asked to speak to the board about the updated Zoning Laws and the Comprehensive Plan the town was working on. He suggested that at least 2 Planning Board members be on the committee, to representatives on the Comprehensive Plan board.

The Planning Board will discuss this and get back to the town as soon as they decide who will do the job. Judy Wilson is one of the Planning Board members currently on the Board, but they are looking for second person.

We also discussed the need for a moratorium on the Solar Laws and how to review the needs for the BESS project.

Close meeting: 6:43 PM

Motion made by: Brenda

Second: Ron

All in favor

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

Respectfully submitted,  
Marilyn Patterson, Secretary  
Planning Board

