

**Greig Town Board
Public Hearing
December 10, 2025 – 5:30PM**

Public Hearing on Town of Greig Zoning Law Revisions. Changes made to correct ambiguous, redundant, and missing definitions and statements. These changes have been reviewed by the the Lewis County Planning Board.

**Regular October Town Board Meeting Meeting
December 10, 2025**

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.

Meeting called to order at 5:35 P.M.. Supervisor Johnson led Pledge of Allegiance to the Flag. Roll Call: Councilmen Olmstead, Mallette, Bailey-Swisher and Mayhew are present. Also Town Clerk Gunn, Assessor Mace, and Attorney Gilbert were present. Superintendent Alfano was absent due to required snow plowing on local roads.

Assessor Mace provided a printed monthly report to the Board. Due to the impact of so many people wishing to speak, Assessor Mace left this meeting early so he may attend another Town's Board Meeting.

Supervisor Johnson started the BESS public discussion. He observed the Lewis County Manager, Tim Hunt and two members of the Lewis County Planning and Community Development Department were present. An impression the Greig Supervisor has received, during recent comments from the public, seem to express the feeling the Greig Town Board was under pressure from the County to accept the proposed project. The representatives from the county expressed just the opposite view point. Examples were given as to the efforts they have made to insure any developments of renewable energy and associated projects such as energy storage are being guarded by laws insuring public safety, and proper long range project management methods. The County has researched other communities laws and efforts to place safe guard rails around these efforts. Examples of law suites they are participating in to control NY State pushes for these projects were given. Comments from the public seemed to align themselves into an effort to work with the Town to strengthen local laws to protect the community from dangerous and unwanted developments that do not blend well with the existing Town environment. Supervisor Johnson laid out the efforts that Town has been perusing to enhance the Local Zoning Law. First step was to have a formal Comprehensive Plan in effect. Supervisor Johnson obtained a grant allowing the Town to hire a professional Company to assist with the creation of a Comprehensive Plan. A committee of local town representatives and officials have been working with this company on the Comprehensive Plan. It is expected it will be completed early spring of 2026. Zoning Laws may be developed to align with the Comprehensive Plan. The Town has been updating the Local Zoning Law for the last two years, aligning with the direction of the Comprehensive plan and updating areas of land use where technological and environmental impacts are changing land uses. The Town has a grant request under consideration which will provide money to have a professional company modify and enhance the Zoning law at the completion of the Comprehensive Plan. The Town has a proposed Moratorium, for a period of 12 months, which would halt acceptance of requests for special use permits for Wind, Solar and Energy Storage. There will be a Public Hearing at the January 2026 Regular Meeting to accept this Moratorium as a local law.

7:15PM

Supervisor Johnson gaveled PUBLIC HEARING modifications to the Zoning Law Closed

MINUTES From Last Meeting

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

Motion 25-12-01 made by Councilman Bailey-Swisher Seconded by Mayhew
Approve the November 2025 regular meeting minutes as presented.

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

Motion approved.

ASSESSOR, PB and ZBA REPORT

Supervisor Johnson commented on the monthly Assessor report that was presented. It appears the Lewis County Data Collector, which the Greig Board approved we hire and use to assist out Assessor, will not be available until January 2027. Assessor Mace will work around that lack of support. Mr. Mace reported he has evidence of 320 open building permits. The value tied to these permits is approximately \$13 million in increased value. Mr. Mace also included a “work flow” sheet showing how the efforts of a “data collector” would blend with his efforts to maintain fair assessed values for the Town of Greig.

ZBA did not have any appeals to review.

PB Rejected Mr. Dittle's application to subdivide a lot. Tabled Mr. Bengay's subdivision request waiting for APA approval letter. Heard public comment on the BESS project. Requested a moratorium be put in place by the Town Board.

ATTORNEY REPORT

Mr. Gilbert is arranging another venue for a current court case.

OLD/NEW BUSINESS

Zoning Law Local Law #2025-07 Modify Wording See Appendix A

Motion 25-12-02 made by Councilman Olmstead, Seconded by Mallette
Accept **Zoning Law 2025-07** as amended 12-10-2025..

Vote:

Councilman	Mayhew	Aye
Councilman	Mallette	Aye
Councilman	Bailey-Swisher	Aye
Councilman	Olmstead	Aye
Supervisor	Johnson	Aye

Motion approved.

Supervisor Johnson requested Town Board comment on a proposed fee increase for Tier 2 renewable energy or energy storage project appearance before either the Zoning or Planning Boards. Board. Basic fee for an appearance for an application should be \$1000 for the first 50 MegaWatts and \$50 for each MW over that.

Motion 25-12-03 made by Councilman Bailey-Swisher Seconded by Mallette

Set a fee for any application for a use permit made to the Zoning or Planning Department for a Tier 2 Renewable Energy, or Energy Storage System. Fee of \$1000 for any project up to 50 MW plus \$50 for each MW over 50 MW.

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

Motion approved.

National Grid Invoices Mr. Johnson reported we have received a “disconnect” notice for unpaid bills. Supervisor called National Grid to explain we are still waiting to receive an invoice. National Grid, by their own mistake, has not issued an invoice for the Town Hall Building for some period of time. It was also determined that National Grid has charged us for a long time for Sales Tax. We are exempt from Sales Tax as a municipality. We are still waiting for an invoice showing the effects of both issues.

Greig should receive the result of a survey of the lights on our property that should be converted to lower cost LED based lamps. This should be complete by the end of the year.

Brantingham Lake Dam Mr. Zona was intending to make it to our meeting, but severe weather prevented his trip here. He is still working on the final design of the dam and will be providing estimates for the materials.

Comprehensive Plan Committee Mr. Johnson noted there will be a Committee meeting Thursday December 11th. Progress is being made following the results of the survey. Plan should be complete by early spring of 2026.

Town Historian Ms. Bailey-Swisher indicates she will have materials for display during the month of January.

Moratorium

Supervisor presented a copy of the proposed Town of Greig Law # 2026-01 Moratorium on Applications for Solar, Wind and Energy Storage Project Systems. The Lewis County Planning Board will be reviewing this proposed Taon Law and we should receive comments soon. Supervisor requests a Public Hearing be set for the January 14th, 2026 Regular Town Board Meeting

Motion 25-12-04 made by Councilman Bailey-Swisher, Seconded by Mallette

Hold a Public Hearing for Law 2026-01 Moratorium for Applications for Solar, Wind and Energy Storage Project Systems. Meeting will precede Regular Town Board Meeting scheduled January 14, 2026 at 5:30 PM.

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

Motion approved.

Plow Contract

Supervisor Johnson reports the Lewis County Highway Department has turned all the Parking Lots for County Trail Heads and Parks over to the Lewis County Recreation, Forestry and Parks Department. As a result, our town needs to have an Inter Municipal Services Agreement between the Town of Greig Highway Department and the County Recreation, Forestry and Parks Department to plow and maintain snow in these lots. Rates will continue as they were with the County Highway Departments.

Motion 25-12-05 made by Councilman Mallette, Seconded by Olmstead
Authorize Supervisor to sign the IMA to provide plowing services during the 25/26 winter season for areas identified by the County Recreation, Forestry and Parks Department.

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

Motion approved.

SUPERINTENDENT REPORT

Supervisor Johnson provided the report for the Superintendent in his absence.

An annual “Agreement of the Expenditure of Highway Moneys” is required from the Greig Highway Superintendent each year. It is submitted to the Lewis County Superintendent, following approval by the Town Councilmen. In this document the Superintendent committed to the following:

Set \$476,000 aside for 5 miles of town highway renewals

Sweeney Rd to Fishcreek Rd 1.3 Miles @ \$130,000

River Rd to County Rt 39 2 Miles @ \$150,000

Patterson Rd to Deadend .23 Miles @ \$ 70,000

Salsburg Rd to Deadend .13 Miles @ \$ 10,000

Abbey Rd to County Rt 39 .11 Miles @ \$ 10,000

Abbey Rd to N. S. Rd .36 Miles @ \$ 25,000

All Councilmen signed approval to this plan.

Mr. Alfano indicated he may change some of the smaller sections out so he may pave another mile of the Partridgeville Rd. Decision would be made in the spring of 2026.

Mr. Alfano also reported trouble with the transmission in one truck.

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 25-12-06 made by Councilman Bailey-Swisher , Seconded by Mayhew

Authorize the Supervisor to move the following money between budgeted accounts:

Move \$3000 from Central Garage A1640.4 to Computer Account A1680.4

Move \$10 from Maint of Roads DA5110.1 to Retirement Account DA9010.8

Move \$270 from Maint of Roads DA5110.1 to Disability Account DA9055.8

Move \$905 from Contingent Account A1990.4 to Munici. Dues Acct A1920.4

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

Motion approved.

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

Accept the Supervisors Financial Report as presented

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

Motion approved.

CLERKS REPORT

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

Town Collections

There were general fund collections of:

1 Board Appearance	\$ 100.00
2 Dog License	\$ 11.00
Total Collections:	\$ 111.00

The expenditures were:

Town Supervisor as Revenue	\$109.00
Animal Population Control	\$ 2.00
Total Payments	\$111.00

Motion 25-12-08: made by Councilman Mallette, Seconded by Olmstead
Approve Clerk's financial report as presented.

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

Motion approved.

Motion 25-12-09: made by Councilman Mallette, Seconded by Olmstead

Set the date and time for the Town of Greig Board's 2026 Organizational Meeting.

Town of Greig Board will hold 2026 Annual Organizational Meeting on January 7, 2026 at 5:30 PM

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

Motion approved.

VOUCHER REPORT

Highway Abstracts	\$48,997.31
General Abstracts	\$11,458.93
Trust & Agency Abstracts	\$ 1,508.92
Total paid in August Abstracts =	\$61,965.16

Motion 25-12-10: made by Councilman Mallette, Seconded by Mayhew

Approve Vouchers

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

Motion approved.

Motion 25-12-10 made by Councilman Olmstead, Seconded by Mallette

Motion to adjourn 09:00PM

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

Motion approved.

Respectfully submitted

Thomas Gunn, Clerk/Collector