

**Greig Town Board
Regular March Town Board Meeting Meeting
March 11, 2026**

Supervisor Johnson called the meeting to order at 5:30 pm. Pledge of allegiance was recited.

Roll Call: Councilmen Mallette, Olmstead and Mayhew are present. Also Town Clerk Gunn and Attorney Gilbert were present. Assessor Mace, ZBA Member Stratton and Cemetery Sexton Joan Robertson and her husband Doug Robertson were also present.

Councilman Councilman Bailey-Swisher and Superintendent Alfano were absent.

Supervisor Johnson noted the Town Board Meeting is being recorded and loaded onto YouTube for any persons interested in watching the live meeting, or viewing at a more convenient time. The YouTube channel name is Greig Supervisor.

MINUTES From Last Meeting

Supervisor called for a motion from the Board to accept the minutes from the February Town Board Meeting. These minutes have been emailed in advance to the Council members. Councilman Mallette noted on page 5, the resolution opposing State Senate Bill for Siting Battery Storage Systems had an approval date of May 2026. This should be changed to March 2026. Clerk agreed to this change.

Motion 26-03-01 made by Councilman Mayhew, Seconded by Mallette

Approve the February 11, 2026 regular meeting minutes as presented, with change of resolution date..

Vote: Mayhew, Mallette and Olmstead - Yes

Motion approved.

ASSESSOR, PB, and ZBA REPORTS

Assessor Mace's monthly report will be saved to the web-site. Most notably is the new State Equalization Rate being set at 57%. This means the State recognizes the current assessed value of each property in Greig to be 57% of it's true market value. He also reported the amount of income, being earned by seniors, to qualify for a reduction in assessment is being changed by Lewis County. The qualifying level has been raised by the State and Mr. Mace recommends our Board review current levels to determine if local changes are to be made. The current qualifying level in Greig is \$26,000 annual income. If you make less than this annually, you are entitled to a reduction in assessed value.

PB (Planning Board) Supervisor Johnson attended their recent meeting and reports the PB wishes to get a start on Zoning Law Changes. They wish to start by considering Short Term Rental rules. Town Board should approve this action. Board agrees that the PB should begin to create items for the revised Zoning Law.

ZBA (Zoning Board of Appeals)

ZBA has designed a form that will help guide an appeal action from submission to completion and wanted the Town Board to be aware of the form. This improves the tracking of each appeal within the process, and lets the applicant be more confident of actions taking place. . The Town Board felt this was a very well thought out action and recognizes the Board for undertaking such an improvement.

ATTORNEY REPORT

Mr. Gilbert discussed the contract with Hodge Creek, the firm to be hired to repair the Brantingham Lake water spillway. The contract has been signed and materials have been ordered. Project work should begin soon.

Mr. Gilbert asked for an Executive Session to discuss Legal Actions involving Residential Parcels

Motion 26-03-03 made by Councilman Mallette, Seconded by Mayhew

Open Executive Session to discuss legal issues involving parcels and citations. 6:05PM

Vote: Mayhew, Mallette and Olmstead - Yes

Motion approved.

Motion 26-03-04 made by Councilman Mallette, Seconded by Olmstead

Close Executive Session and return to open meeting. 6:10PM

Vote: Mayhew, Mallette and Olmstead - Yes

Motion approved.

PUBLIC COMMENTS

Conversations were brought up by Mr. Stratton. Topic was the proposed BESS (Battery Energy Storage System) that is proposed to be Sited within the Town of Greig. Mr. Stratton added more results of his on-going study of what other townships in New York are doing to oppose the siting of a BESS within their township. Mr. Stratton also discussed the change in the proposed battery type, a change from Lithium to Zinc. He noted the change in life from 15 years to 25 years. He felt we needed to review our PILOT law. The Board thanked Mr. Stratton for all the effort he has put into this ongoing research.

OLD/NEW BUSINESS

Reserve Fund for Matching Funds for Grant Applications

Mr. Johnson described a requirement for most grant applications is to fund a portion of each grant with town funds. It is difficult to apply for grants without knowing where that share will come from. He therefore asks the Board to support the creation of a Reserve Fund specifically dedicated to a matching share from the Town upon application. Supervisor Johnson requests \$20,000 be placed in this reserve fund.

Reimbursement for Damage Caused By Town Equipment

Wording for the Reimbursement Policy was discussed. Document will be changed and presented at the next meeting to gain Board approval.

Town Buildings Lighting Upgrade

As we can all see, Mr. Johnson pointed out the improvement in our lights as a result of the study and changes made by NYSERDA. This is a conversion to less costly and better lights through the use of LED as the source of light. Mr. Johnson knows the bill went down, but can not quantify by how much at this point. He is requesting a motion to move money from the Town Building Maintenance Reserve Fund to cover the Town share in the project.

Motion 26-03-05 made by Councilman Mallette, Seconded by Olmstead

Move \$8000 from the Building Maintenance Reserve Fund to account A1640.4 to cover the Town share in the light upgrade project.

Vote: Mayhew, Mallette and Olmstead - Yes

Motion approved.

Town Park

Mr. Johnson uncovered a grant program offered by T-Mobile. He wishes to apply for this grant to fund our welcome kiosk within our Park Upgrade project. As mentioned earlier, the Town needs \$8600 as a share of the original Town Park Upgrade park proposal. If we win this grant, it would cover our share of the original Park Grant request.

Motion 26-03-06 made by Councilman Olmstead, Seconded by Mayhew

Authorize Supervisor Johnson to apply to T-Mobile for a grant to fund a welcome kiosk as part of our Park Upgrade Project.

Vote: Mayhew, Mallette and Olmstead - Yes

Motion approved.

3G Fire Department Contract

Supervisor Johnson requests authorization to sign the 3 year Contract with the 3G Fire department. This is a formality to cover the lapsing contract.

Motion 26-03-07 made by Councilman Olmstead, Seconded by Mallette

Authorize Supervisor Johnson to sign the contract with the 3G Fire department for coverage of their portion of the Town of Greig.

Vote: Mayhew, Mallette and Olmstead - Yes

Motion approved.

Request Assistance from Lewis County Planning Department

Supervisor Johnson must have a motion on record each time the Town requests help from the County. The recent controversial issue brought up by an internet influencer suggested the County pushed an issue on the Town, when in fact they were only acting on a towns request. They now require a motion from us for assistance..

Motion 26-03-08 made by Councilman Olmstead, Seconded by Mallette

Authorize Supervisor Johnson to request assistance from the Lewis County Planning Department to assist the Town Planning Board to construct Zoning Law changes regarding Short Term Rentals. To be shown as a Resolution.

Vote: Mayhew, Mallette and Olmstead - Yes

Motion approved.

Resolution No. 26-03-01

Request for Assistance from the County Planning Department to Update Zoning Law Regarding Short-Term Rentals

WHEREAS, the Town Board recognizes the increasing prevalence of short-term rental properties within the Town; and

WHEREAS, during the Comprehensive Plan process, members of the public specifically requested that the Town address short-term rental regulations to protect public health, safety, and quality of life; and

WHEREAS, delaying updates to the zoning law may result in prolonged safety risks, including inadequate septic capacity, fire and carbon monoxide safety concerns, and insufficient parking, as well as an increase in nonconforming uses and enforcement challenges; and

WHEREAS, the Town’s current zoning law contains definitions of lodging-type uses and a use table that require correction to ensure short-term rental language is clear and non-conflicting; and

WHEREAS, the Town Board seeks to ensure that zoning regulations reflect best practices and protect public health, safety, and welfare;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby requests assistance from the County Planning Department in drafting and implementing zoning law updates to address short-term rental regulations; and

BE IT FURTHER RESOLVED, that the Town Board authorizes the Supervisor to coordinate with the County Planning Department and provide any necessary documentation to facilitate this process.

Vote:

Councilman Olmstead	Yes
Councilman Mallette	Yes
Councilman Mayhew	Yes
Supervisor Johnson	Yes
Resolution passed	

Certified by Thomas Gunn, Town Clerk
March 11, 2026

Adopt Gender Based Version of the Work Place Violence Policy

The Work Place Violence Policy has been updated to make a Gender Based version. This is an addition to the existing Policy already adopted for Work Place Violence. Greig needs to adopt the added version. Most Grant applications require our Town to have this policy in place to be eligible to submit an application.

Motion 26-03-09 made by Councilman Olmstead, Seconded by Mallette

Authorize Supervisor Johnson to place the Gender Based Work Place Violence Policy in the Town Policy manual.

Vote: Mayhew, Mallette and Olmstead - Yes

Motion approved.

Grant to Rewrite Greig Town Zoning Law

Mr. Johnson announced the Town of Greig has been awarded a grant for \$125,000 to update the Town Zoning Law. We will solicit bids immediately, with help from Lewis County Planning Department.

Building Security

Supervisor Johnson does not have any update of the Highway Garage Door lock situation at this time. When he does get the locksmith back into action, he will have the push button lock originally intended for the Town Hall outer door moved over to the Library door. He expects this to be done by the end of March 2026.

Electric Company Invoices

Mr. Johnson has disclosed to National Grid that there is a legal ruling that invoices older than 12 months are exempt from collection. The Town is still waiting for National Grid to issue the final invoice to clear all back billing issues.

Reschedule April Town Board Meeting

Supervisor Johnson has requested the April Town Board Meeting, originally scheduled for April 8, 2026, be rescheduled to April 15, 2026. Mr. Johnson has a previously scheduled obligation on April 8th and is requesting the date change to accommodate.

Motion 26-03-10 made by Councilman Mayhew, Seconded by Olmstead

Change the date of the April Town Board Meeting to April 15, 2026, 5:30PM

Vote: Mayhew, Mallette and Olmstead - Yes

Motion approved.

Comprehensive Plan

The Tentative Town of Greig Comprehensive Plan will be turned over to the Lewis County Planning Department for review. The Final Greig Comprehensive Plan will be presented to the public 10 days prior to the next Town Board meeting. The date of the next meeting will be April 15, 2026. A Public Hearing will be scheduled for 5:30PM on April 15, 2026. The Town Board may vote on accepting the Final Comprehensive Plan following that Public Hearing,

Motion 26-03-11 made by Councilman Olmstead, Seconded by Mayhew

Hold a Public Hearing for the Town of Greig Comprehensive Plan at 5:30PM, April 15, 2026. Any person wishing to speak for or against the Comprehensive Plan will be heard. This Plan may be viewed on the Town of Greig web-site, townofgreig.gov, or in the Clerk's Office during regular Office Hours, starting April 5th, 2026.

Vote: Mayhew, Mallette and Olmstead - Yes

Motion approved.

Dog License Fee

Following up on the question from last months meeting concerning where the rest of the Townships in Lewis County stand on Dog License Fees, Mr. Gunn reported that a meeting of Town and Village Clerks has been held recently and the topic of the fees was a main point of the meeting. All other Towns have the same fee for Dog registrations. The only added fee some Townships apply is if the renewal is late. A \$10 is added as a charge for each month beyond the renewal date. Board members are satisfied to leave the Greig Fee schedule as is.

Specialized Attorney for Planning Board

Mr. Johnson noted from past Board discussions, the Town Planning Board would require an attorney specialized in Battery Energy Storage Systems if, or when, an application is made to the Town. There is currently a moratorium halting the application process. However a specialized attorney should be researched and some agreement might be arranged. Mr. Johnson will research the issues and report to the Board on progress.

Text To Government

In recent times, at public meetings, it was brought up that there needs to be a better way to communicate town government issues with the public. One such way is an application for cell phones called Text-my-Gov. Other townships have used this as a widget tie in to the town web-site. Supervisor Johnson and Clerk Gunn have been to the demo's and consulted other townships using the system. The cost is high - \$3350 for the first year and \$2700 for each year following with a 5 year contract. The current Town web-site will soon have an email "push" service .included their fee. The Board wished to table the "Text" issue for a while.

Lobby Update

Town Historian has a great "town history time line" to be placed around the walls of the lobby. It requires the lobby be re-painted to make the plan come together. Supervisor Johnson is looking for paint quotes to get it going.

Town Hero Banners

Councilman Bailey-Swisher reported to Supervisor Johnson that the banners with a picture of local veteran cost \$225 each with a 1 year life and \$375 each with a 3 year life. She will continue to work on a program to bring to the public. It offers these banners for a fee and the Town would place them on poles and care for them at the end of each season. Mr. Johnson suggested the Town purchase 15 banners for the start of the program, and take measure from there. Topic is tabled waiting for Town Historians input.

Town Insurance for Family Medical Leave

Supervisor Johnson reported that recent grant applications asked if the Town participated in the Family Medical Leave Program. Mr. Johnson reviewed the issue and found our town Supervisor at the time, opted out of the Family Leave Program based on Town Attorney's advice. The Insurance Company had been notified, but our agent was still showing it on our Policy. The Board at that time did not make a motion to opt-out. Mr. Johnson wants to make sure the current Board was okay with that decision. Board verbally approved.

Brantingham Dam Repair

Supervisor Johnson announced the signing of the contract to have the dam repaired. He needs a motion to move funds from the reserve fund into the Water District Expense account.

Motion 26-03-12 made by Councilman Mallette, Seconded by Mayhew

Move \$14,500 from the Dam Repair Reserve Fund to account SW8310.4 to cover contracted expenses.

Vote: Mayhew, Mallette and Olmstead - Yes

Motion approved.

Supervisor Johnson reported a conversation with NY State Police informing him that the 4 wheeler recently found abandoned in the Town of Greig has been researched and found no missing or stolen report being filed. Nobody has come forward to claim it, so it is the property of the Town of Greig. Mr. Johnson spoke to Monnat's, who towed the machine. They claim it is very damaged and was not worth very much.

Supervisor asked the Board about disposal. Board approved donating it to Monnats to cover cost of hauling and storage.

SUPERINTENDENT REPORT

Supervisor Johnson reported for the Highway Department that the workers are servicing equipment and making ready for spring work.

SUPERVISORS REPORT

Supervisor Johnson distributed the report from the accountants and reviewed the current status of accounts.

Motion 26-03-13 made by Councilman Mallette, Seconded by Olmstead

Accept the Supervisors Financial Report as presented

Vote: Mayhew, Olmstead, and Mallette - Yes

Motion approved.

CLERKS REPORT

Clerk Gunn distributed the January 2026 Clerk's and Collector's report by email. Report contained details of the following financial actions:

Town Collections

There were general fund collections of:

2 Certified Copies	\$ 20.00
Total Collections:	\$ 20.00

The expenditures were:

Town Supervisor as Revenue	\$20.00
Total Payments	\$20.00

Tax Collections

Payments Collected	\$ 819,848.10
Interest	\$ 242.47

The expenditures were:

	\$1,427,861.13 LC Treasurer, Greig Supervisor & Overpayments
Credit Card Service Charge	\$ 66.40

Balance in Bank	\$ 168,470.16
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Motion 26-03-14: made by Councilman Mallette, Seconded by Mayhew

Approve Clerk's financial report as presented.

Vote: Olmsteadr, Mayhew, and Mallette - Yes

Motion approved.

VOUCHER REPORT

Highway Abstracts	\$16,121.47
General Abstracts	\$12,599.23
Trust & Agency Abstracts	\$95,848.00
Total paid in February Abstracts =	\$124,568.70

Motion 26-03-15: made by Councilman Olmstead, Seconded by Mallette

Approve Vouchers

Vote: Olmstead, Mayhew, and Mallette - Yes

Motion approved.

Motion 26-03-16 made by Councilman Olmstead, Seconded by Mallette

Motion to adjourn 8:10PM

Vote: Mayhew, Olmstead, and Mallette - Yes

Motion approved.

Respectfully submitted

Thomas Gunn, Clerk/Collector