

**Greig Town Board
Regular December Meeting
December 18, 2024**

Supervisor Johnson called Roll: Councilmen Olmstead, Mallette and Mayhew are Present. Also Town Attorney Gilbert, Town Highway Superintendent Alfano and Town Clerk Gunn were present.
Councilman Bailey-Swisher Absent

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. They include changes recommended by Supervisor Johnson after original draft distribution.

Motion 24-12-01 made by Councilman Mallette, Seconded by Olmstead

Approve the November 2024 regular meeting minutes.

Vote: Olmstead, Mayhew & Mallette Yes

Motion approved.

BOARD REPORTS

Acting Zoning Officer Johnson reported (5) zoning permits issued in November and (3) so far in December. He will be using a Citation Server from Utica to deliver a citation for Zoning Violations in the coming month.

ATTORNEY REPORT

Attorney Gilbert described his interactions with a residents attorney. Issues seem to have come to a standstill.

OLD/NEW BUSINESS

Town Organizational Meeting

Supervisor Johnson reported the “Town Organizational” meeting is not a requirement by law, but seems to be an appropriate way to make all appointments and adopt all policies to start a new business year. He requests the Board select a date and time to hold the 2025 Town Organizational Meeting. Board chose January 8, 2025 at 5:30PM as the time for the meeting.

Purchase New Highway Department Plow Truck

We currently have one plow truck on order for delivery in two years. Superintendent Alfano has been put on notice that there will be a price increase of \$35,000 for a truck after the first of next year. It is recommended the town place an order for a second truck now to avoid the major increase. Supervisor Johnson explained how the long range financial plan would allow us to place the order now without causing tax increases, and avoid a steep future price increase. Supervisor also reported making more headway on his application for a low interest loan from the USDA. Board has been requested to make a motion authorizing Highway Superintendent to purchase a new highway plow truck.

Motion 24-12-02 made by Councilman Olmstead, Seconded by Mallette

Authorize Highway Superintendent Alfano to purchase a new Highway Plow Truck not to exceed \$295,000

Vote: Olmstead, Mayhew & Mallette Yes

Motion approved.

Vote to Accept 3 Year Union Contract

Supervisor Johnson quickly reviewed the terms negotiated by the Committee of Board Members and the Teamster Union. The wage increase will place our workers in the middle range of pay rates being paid by all other Towns within Lewis County. There are a few holiday and sick day adjustments and payments that seemed fair.

Motion 24-12-03 made by Councilman Mallette, Seconded by Mayhew
Accept the Three Year Teamster Union Contract starting January 1, 2025.

Vote: Olmstead, Mayhew & Mallette Yes

Motion approved.

Capital Funds Plans

Supervisor Johnson reviewed the current status of the 2024 Budget. We have received unanticipated revenue from the sale of the lease of the Cell Tower. Also there was an unexpected increase in the funding of the Highway Fund. It is recommended the Board vote on moving cash from the A – General Fund (\$379,000) and cash from the DA – Highway Fund (\$21,000) to the Highway Equipment Replacement Fund.

Motion 24-12-04 made by Councilman Olmstead, Seconded by Mallette
Transfer \$379,000 from A Fund Cash and \$21,000 from DA Fund Cash to the Highway Equipment Replacement Fund

Vote: Olmstead, Mayhew & Mallette Yes

Motion approved.

Highway Garage Roof Replacement Project

Supervisor Johnson and Superintendent Alfano report the project has been completed by the contractor and to date there have been no leaks from weather caused events inside the Highway Garage Building.

Street Facade Grant

Supervisor Johnson reported that our application for funding from this grant failed. We will continue with smaller pieces of the project with local funding.

Building Security Grant

Supervisor Johnson reported we are still waiting for the grant awards from the New York State Justice Department

Gas – Diesel Fuel Delivery Mixup

Superintendent Alfano reported a delivery of Diesel Fuel was placed into our Gas Tank by mistake. This delivery was made about December 9th. He discovered the problem after he filled up his town pickup on December 12th. The pickup immediately became disabled. The pickup has been repaired and the gas tank has been cleaned out – with the fuel vendor making everything correct expense wise.

On Premise AED

Supervisor Johnson reported the Brantingham Snow Mobile Club is going to handle a donation of an AED, Automatic External Defibrillator from the Virkler Fund for the Town. After some discussion, it was determined the device would best be kept in the Highway Garage Building. It is essential that there be one within close reach of any person in need. This will be available for Town workers, Library visitors, and neighbors in the area. It is best used by trained workers, but is self administering to the point anybody can use it.

Comprehensive Plan

Supervisor Johnson reports some personnel changes have taken place within LaBella, however these changes should not effect our project. Activities will begin mid January 2025. Supervisor Johnson asks for any interested persons, either with questions or interest in joining to plan the future for the Town of Greig to contact him at 315-634-5790 ext 2.

Zoning Law

Supervisor Johnson discussed the recent efforts in creating a single “word” digital document for the Town Zoning Law. This revision included the inclusion of recent work on RV's and Solar. As required by law, this document was forwarded to the Lewis County Planning Board for review and comment. Mr. Johnson was very impressed by the amount of though review and comment returned by the County Board. **PLEASE SEE DECEMBER MEETING MINUTES APPENDIX A FOR THESE COMMENTS.** Councilmen Olmstead and Mallette spent a lot of effort integrating the suggestions made by the County review process. **PLEASE SEE DECEMBER MEETING MINUTES APPENDIX B FOR THESE ACTIONS.** The final product was reviewed at this meeting by Supervisor Johnson with comments by Mr. Olmstead and Mr. Mallette. Supervisor Johnson requested a motion from the board to adopt the modified Zoning Law with revisions.

Motion 24-12-04 made by Councilman Olmstead, Seconded by Mallette

Adopt the revised Zoning Law Document with inclusion of County Planning Board comments.

Vote: Johnson, Olmstead, Mayhew & Mallette Yes This is a supermajority of the Board (more than 75%).

Motion approved.

Supervisor Johnson asked that the recent Solar Zoning Overlay Map, developed by the Lewis County Planning Board, be appended to our Zoning Law. This map identifies areas within the Town of Greig that would support development of a “solar farm” of medium or large size.

Motion 24-12-05 made by Councilman Mallette, Seconded by Mayhew

Append the Solar Zoning Overlay Map to the Greig Zoning Law

Vote: Olmstead, Mayhew & Mallette Yes

Motion approved.

Citizen Cell Phone Text Messaging Contact with Town

Supervisor Johnson reported on being contacted by a company selling a service to Townships that interfaces a text message system allowing Mass Alerts, Reports and Questions between government and citizens. After review, Clerk Gunn also found the same type of communication being a part of the Digital Towpath service. Both of these enhancements will be reviewed further and presented at a future meeting.

Aged Exemption

Clerk Gunn reports that he received a notice that NY State has changed the law that limits income for citizens to receive an aged exemption for property taxes. Currently Greig has set the limit on income at \$26,000 to qualify for exemption. Lewis County set their limit at \$22,000. The State law allows limits to be as high as \$50,000. Currently Greig is in the top 3 towns in Lewis County offering more than \$22,000 in income. It was pointed out that any exemption granted to an individual only pushes their exempted amount onto the remaining tax payers. Board agrees that Greig has been fair with the current program limits.

Comparison for Town Uniform Laundry Service

Supervisor Johnson said he solicited competitive bids for the Uniform Laundry and First-Aid Supplies. Current vendor is UniFirst. The bid from the other municipal service company in Lewis County came in just about the same across the board. Board members spoke up about experience with the two vendors and flatly stated Unifirst was the best choice. Board gave verbal permission to continue with UniFirst.

Zoning Officer Duties

Councilman Mallette reported the resolution to initiate an Inter Municipal Service Agreement between the Lewis County Building Codes Department and the Town of Greig will be voted on at the December 19th County Legislators meeting. Transfer of the enforcement of the Greig Zoning Laws, including review and acceptance of permit applications, inspections and citations for violations will become their function. Applicants for permits will have a “one stop” shop experience when obtaining zoning and building permits. Those functions take place at the Lewis County Court House in Lowville at the Building and Codes Office. Any need for an appearance before the Greig Zoning Board of Appeals, or Greig Planning Board will be made with the Greig Town Clerk, who will collect any fee associated with that process. Any already permits or citations already in process remain the responsibility of the Town of Greig.

SUPERVISORS REPORT

Mr. Johnson presented the Financial Report as prepared by the accountants. He summarized the condition of the 2024 Budget to date. His indication is that the Highway Department has under spent their budget amount by approximately 5%. The Town has under spent their budget by approximately 4%.

Mr. Johnson then presented the long range financial plan as prescribed by the recent state audit. He explained the unexpended fund balance and its intended use to buffer expenses for the first 3 months of 2025, along with contributions to each of the Reserved Funds we created during 2024. He displayed the extended savings and expenditures plan as specified by the State. This would put us on a safe track forward until 2034.

He asked for a motion to authorize an adjustment to the 2024 Budget due to unanticipated CHIPS Revenue and transfer of those monies from that account to a reserve fund as follows

Motion 24-12-06 made by Councilman Mallette, Seconded by Olmstead

Authorize Supervisor to make the following fund transfers:

Adjust the expected Revenue from CHIPS Account DA3501 by adding \$68,465.50

Move \$68,465.50 from CHIPS Revenue Account to the Highway Equipment Replacement Fund

Vote: Olmstead, Mayhew & Mallette Yes

Motion approved.

Time Warner is has not contacted the Town about transfer of the land within the Greig Green Dump area back to the Town. Mr. Johnson is not sure if this is going to happen at this time.

Motion 24-12-07 made by Councilman Mallette, Seconded by Mayhew

Approve the Supervisors Financial Report

Vote: Olmstead, Mayhew & Mallette Yes

Motion approved.

SUPERINTENDENT REPORT

Superintendent Alfano presented the 2025 - 284 *Agreement for the Expenditure of Highway Moneys* form. This is a requirement for the Town Highway Department to identify which town roads will be worked on in the coming year. It must be signed by Town Board Members and sent to to Lewis County each year. The roads identified on this form are the Wilcox Road and the Long Point Road. Board Members signed the form. The work for the past month included sanding / plowing and truck maintenance.

CLERKS REPORT

Clerk Gunn distributed the November 2024 report . Report contained details of the following financial actions:

There were general fund collections of:

16 Dog Licenses	\$ 106.00
2 Certified Copies	\$ 20.00
1Donation	\$ 100.00
Total Collections:	\$ 226.00

The expenditures were:

Town Supervisor as Revenue	\$ 210.00
NY Ag & Markets	\$ 16.00
Total Payments	\$ 226.00

Motion 24-12-08: made by Councilman Mallette, Seconded by Mayhew
Approve Clerk's financial report as presented.
Vote: Olmstead, Mallette & Mayhew Yes
Motion approved.

VOUCHER REPORT

November 2024 Abstracts containing “to be paid” vouchers were reviewed by the Board.
Totals expended by fund were:

Highway Abstracts	\$17,135.62
General Abstracts	\$56,094.39
T&A	\$ 1,213.02
Total paid in December 2024 Abstracts =	\$74,443.03

Motion 24-12-09: made by Councilman Mayhew, Seconded by Mallette
Approve Vouchers
Vote: Olmstead, Mallette & Mayhew Yes
Motion approved.

Being no further business brought forward,
Motion 24-12-10 made by Councilman Mallette, Seconded by Olmstead
Motion to adjourn 07:50PM
Vote: Olmstead, Mallette & Mayhew Yes
Motion approved.
Respectfully submitted

Thomas Gunn, Clerk

Town of Greig
December Town Board Meeting Minutes
December 18, 2024

Appendix – A

Lewis County Planning and Community Development Board
Review of the Proposed Amendments to the Town of Greig Zoning Law

November 22, 2024

MUNICIPAL BOARD: TOWN OF GREIG TOWN BOARD

239 L & M REFERRAL RE: Review of proposed amendments to the Town of Greig Zoning Law, including clarifications and regulations regarding travel trailers, solar, and the different roles of Code Enforcement Officers and Zoning Officers.

Town of Greig – Applicant

The Lewis County Planning Board reviewed the above-referenced referral at its regular meeting held on Thursday, November 21, 2024, pursuant to General Municipal Law, Article 12-B, Section 239-M.

The following action was taken on the proposal:

 X **Approve w/ Conditions**

CONDITIONS:

Please see next pages →

If you have any questions regarding this action, please do not hesitate to contact this office.

Sincerely,










Director










Planning and Community Development

NOTE: Pursuant to General Municipal Law, Article 12-B, Section 239-M, within thirty (30) days after taking final action, you are required to file a report of your final action with the County Planning Board. FAILURE TO DO SO COULD INVALIDATE YOUR ACTION.

CONDITIONS:

1. The following definitions may need to be added/removed or further clarification within Article II:
Building size/measurement, campground/travel trailer park, clinic (as used in Section 550) commercial, condominium, decks/patios and porches, dwelling, one family dwelling, enforcement officer, existing use, excavation, gross leasable area, handicap ramp, junkyard/ junk vehicle, kennel, lot, lot frontage, marina, merged lot, motor vehicle repair shop, net metering. Non-commercial removal of water, minerals or soil, occupy, permit, permitted use, personal service, public nuisance, leisure time activities, recreation, indoor, recreation, outdoor, principal practitioner, road line, sanitary sewage disposal, solar collection system, solar energy system accessory, special use, fence, temporary, temporary storage, temporary use, travel trailer, vacant property, and wetlands. 
2. The chart within Article IV Section 405 should be corrected in the following ways:
 - a. The column labeled 'WF' should be corrected to 'WF-2' 
 - b. 'Permitted by right' should read 'Permitted Use' in order to reflect the definition set in Article II. 
 - c. Accessory Structure should be added with corresponding permit levels to avoid interpretation issues. 
3. Content needs to be added to Article IV Section 410 Minimum Lot Dimensions. 
4. Article IV Section 415 showcases that 'One Family Dwellings' are permitted in the WF 2 District; however, 'Manufactured Homes' are not. The current definition of a dwelling is "Building or part thereof used as living quarters for one family. The terms "dwelling," "one family dwelling," "two family dwelling," or "multi-family dwelling" shall not include a motel, hotel, but shall include modular and manufactured homes." Being that this definition of dwelling and prohibition of manufactured homes in the WF 2 District could be misinterpreted, which could result in a ZBA interpretation if challenged, clarification of the definition in Article II or further clarification in Article IV shall be made prior to the adoption of the proposed law. 
5. Article IV Section 420 discusses floating zones and the process of establishment; however, there is an additional step that should be included that has not been addressed. Section 420.D should read as follows: "The Planning Board must discuss the proposal with the applicant at a regular meeting of the Board within thirty-one (31) days of the filing of the complete application by the applicant with the Town Board. Once an application is accepted, the Planning Board shall refer the Zoning Map change reflecting the proposed floating zone to the County Planning Board where feedback and recommendations will be provided to the Town Board. ~~Within ten (10) working days of such a meeting, the Planning Board must make recommendations to the Town Board~~" 

CONDITIONS: (Continued)

6. Article IV Section 420.G states that *“If the proposal is approved by the Town Board, and the Zoning Map has been amended to create the appropriate zone, the applicant must within six (6) months submit an application for a special use permit as provided in Section 715 of this law.”* The Board should also identify what consequences occur when special use permit applications are not received within the 6-month timeframe. 
7. Article IV Section 425.D.4 should include additional language noting that buffers should not negatively impact the line of sight for intersections and driveways. 
8. Article IV Section 430.A should include a defined metric as to what the Town Board considers a substantial area. 
9. While ‘Cluster Development’ is referenced and regulated in Article IV Section 435, a definition of this type of development should be included in Article II and the use should be listed in Article IV Section 405. 
10. Article V Section 540.L states that *“No signs shall be placed, painted or attached upon trees, works or natural features on the site, or on utility poles, bridges, or culverts.”* Being that the municipal recreational signs are often attached to infrastructure such as bridges, or along trails upon trees, by the County and/or State agencies, such as the DEC, regulations should be revised to read *“Only municipal signs may be placed...”* Furthermore, the enforcement of such provisions is not mentioned; however, they should be added. 
11. Article V Section 550.L indicates that no home occupation shall be conducted without a conditional special permit authorized and approved by the planning board. While it is assumed that ‘conditional special permit’ is language that is used interchangeably, prior to adoption, clarification should be included in this section. 
12. Article V Section 580 has proposed language and regulations relative to individual travel trailers. The section also includes definitions; however, these should be relocated to Article II and added to Article IV Section 405 appropriate.  Prior to adoption, the Board should add language noting that travel trailers and similar would be considered accessory structures when referencing Article IV Section 415 setback regulations.  furthermore, Section 580.A.1 states: *“A maximum of two {2} travel trailers may be stored outside (unoccupied and not used for living quarters) when there is a dwelling existing on the same lot if the recreational camping vehicle is owned by the real property owner or the tenant, or by a family member residing on the same lot.”* The Board should stipulate how many travel trailers may be stored in similar conditions on a property that does not have a dwelling or whether that it is not permissible. 

CONDITIONS: (Continued)

13. Prior to adoption, the Town should integrate and define small-scale solar energy systems and agricultural solar energy systems into Article V Section 586 Accessory Solar Energy Systems.
14. Language should be added to Article V Section 587 to include a decommissioning plan, securities and language defining abandonment for the financial health and wellbeing and maintaining the character of the Town.
15. Article VI Section 615 should have additional language dictating that all vehicles must be serviced and stored within an enclosed structure and that the mentioned fenced area shall comply with provisions within Article V Section 590. Additionally, Section 615.C mentions the storage of waste materials; however, the Town should consider adding timelines that have enforceable elements as these types of operations could become junkyards if not monitored.
16. Additional language should be added to Article VI Section 630.B. to provide more defined financial sureties. Furthermore, more defined screening regulations and expectations should be included in Article VI Section 630.F. to ensure the Town's intent is met.
17. Light Industry, as regulated in Article VI Section 640, and Heavy Industry, as regulated in Article VI Section 635, are not defined in Article II or listed in Article IV Section 405. Prior to adoption, definitions should be added to Article II and the locations where these uses are allowed should be added to Article IV Section 405.
18. Article VI Section 655.A.2 states that "*Mobile homes shall not be parked, whether permanently or temporarily, in any campground/travel trailer park except for the owner/operator.*" Prior to adoption, the Town should add the term 'manufactured' to this regulation to fully encompass the type of housing and should remove the exemption for the owner/operator as a manufactured home in a campground does not align with the purpose and character of the establishment.
19. Article VI Section 670.A states that "*The business shall be conducted within the principal residence of the operator.*" For clarity, 'principal residence' should be replaced with 'principal dwelling' or 'owner-occupied dwelling'. Furthermore, Article VI Section 670.F states that "*No apartment or rental units shall be permitted other than the residents living quarters and the bed and breakfast rooms.*" However, the intent and purpose of this statement is not clearly conveyed, and the Board should consider reshaping this language for clarity.
20. Article VIII Section 810.C.3. is incomplete and should be clarified prior to adoption.
21. Article IX Section 915.D notes that temporary certificates may be renewed upon request for an additional 30 days; however, it does not explicitly depict how many times these temporary certificates may be renewed. The Board should clarify as this could be interpreted as once or infinitely. Additionally, the Board should depict what form these requests should be in.

Please be aware given the number of suggested revisions, it is possible that some suggestions were only noted on the attached document entitled “Town of Greig Zoning Law 11-2024 (Changes in Italics & Comments)”. Additionally, attached is the Town of Greig Solar Energy Overlay District map referenced in the Zoning Law document, which should be adopted concurrently with the Law.

Non-Binding Notes:

- A) On the returned version of the Town of Greig Zoning Law there are several grammatical and slight word replacements suggested for the town to review.
- B) The Town should describe and define the characteristics and geographical locations of each of the 7 zones listed in section 305 within Article III.
- C) Within the table included in Article IV Section 415, consider whether the accessory structure setbacks are reasonable, attainable, and enforceable in the WF zones or if modification may need to occur for enforceability.
- D) There is a note below the table in Article IV Section 415 which states, *“The APA Zone around Brantingham Lake, Moderate Intensity, extends 528 feet from the Lake high water mark. This differs from the Town of Greig WF - 2 boundary on Cottage Road, and at the end of the Lake. Only one principal structure shall be permitted on any one residential lot except more than one residential structure may be permitted on a single lot provided that the structures are situated such that if the property were to be subdivided in the future, each structure would be situated on a lot that complies with all lot size, lot dimensions, setbacks, separate water and sewage disposal provisions and other requirements as specified in this Section-Law.”* It is suggested that the Town consider the addition of water and sewage disposal provisions as it is not uncommon to have shared units when space is limited and multiple dwellings are on a single lot; however, once subdivisions are proposed, conflicts can arise.
- E) In Article IV Section 425.D.5.a, rather than using the existing language of “no mobile/manufactured homes will be permitted”, consider establishing a minimum square footage requirement instead.
- F) Consider if Section 430 B should be expanded to add protections to waterbodies and other natural assets given the definition of industry as *“Any facility, which assembles, fabricates, processes or packages products from raw materials or component parts which are hazardous materials as regulated by State and Federal Laws or Regulations or where the by-products and wastes from the assembling, fabricating, processing or packaging activities are hazardous materials.”*
- G) Additional language relative to sanitary sewage disposal may be necessary under Article V Section 510 Shoreline Requirements given the County’s knowledge gained from the involvement with the Septic Replacement Fund. Suggestions have been added to the proposed law returned to the Town.

Non-Binding Notes: (Continued)

- H) Article V Section 545 states “Not more than three junkyards may exist/operate in the Town at any one time”, consider if the Town has any means of tracking the number of junkyards or if annual reviews should be conducted.
- I) Section 570.A.1 states that “*With the permission of the owner or lessee, a mobile manufactured home may be temporarily placed and occupied as an emergency dwelling on any property in the Town, regardless of prior development on or current use of such property...*”. The term ‘mobile home’ should be replaced by ‘manufactured home’ in this context as most mobile homes are nearly 50 years old and typically have a useful life of 30 years, potentially enabling further substandard living conditions.
- J) As written, it appears that only the Hamlet and WF2 Zoning Districts have time restrictions on travel trailers and if a lot does not have a dwelling, a travel trailer can be placed for an infinite amount of time. It is suggested that this regulation be reviewed to ensure the proper intent.
- K) A suggested definition for fence in Article II could be “A structure that divides two areas of land, usually made of matching wood, composite wood, or chain link materials and supported by posts”. By including these details in the definition, the Town is dictating the materials satisfactory to constitute a fence rather than a fence made out of antiques, toilets, or mismatched steel which would impede the character of the Town. Furthermore, since Article V Section 590.A and B discuss the height restrictions for the front and side lots, consider consolidating to the “*front and side yard fence height shall not exceed four (4) feet in height*” to relieve potential confusion and misinterpretation. Consider if there should be a fence height restriction on rear setbacks in the waterfront districts. The Board should also consider adding the ability for the Planning Board to grant waivers upon concurrence with the Highway Superintendent rather than going through a variance since the fence height is lower than most municipalities.
- L) Article V Section 599.B states that “*Town Houses i.e. those designed to be sold as attached individual units are not allowed in the Town of Greig unless public water and sewer will be secured and provided. Lot size will be determined by the Planning Board at the time of issuance of a Special Permit.*” The Board should consider if these could be used as short-term or long-term rental units and how that would impact the regulations.

Non-Binding Notes: (Continued)

- M) Article VI Section 631 Asphalt/black top/ concrete plant limited mentions plants may be allowed on a temporary basis, since the term temporary is used several times consider expanding on what it specifically means, in this section. Section 631.A states: "An inspection by the Chief Executive Officer (CEO) and a site visit by the Town Planning Board/ Zoning Enforcement Officer will be conducted annually to ensure compliance with Special Permit requirements and this section of the law." Consider adding the unabbreviated term for CEO as well as Zoning Enforcement Officer to conduct the annual site visit. The Town Planning Board is listed for the site visit, consider if that means a quorum or one member of the board or whether this is the appropriate entity.
- N) The Town should consider if the established setback of 100 feet for a Slaughterhouse listed in Article VI Section 645 is adequate to prevent from potential noise and odor nuisances for neighboring properties. Additionally, the Town should consider further defining appropriate screening regulations for this use, similar to language to that identified in for 'Heavy Industry' in Article VI Section 635, such that "Slaughterhouse operations shall be screened from roads, and adjacent property by a minimum seventy-five (75) foot vegetative buffer area. Plant material shall be six (6) to eight (8) feet in height when planted and shall be spaced to form an opaque screen in multiple rows with alternate spacing or other equally acceptable screening techniques upon approval of the Planning Board."
- O) Article VI Section 650 discusses Restaurants which may need to be reviewed in Section 405 as restaurants are not allowed in RR2; however, historically there has been a restaurant in said zone and one currently for sale (Trailside). Also, Section 650.A.3. states "The parking lot shall be set back at least thirty (30) feet from the road line. Such setback area shall be landscaped with native trees and shrubs in substantial compliance with the standards of Section 815 of this law." Consider depicting what substantial compliance means in a performance-based method. Section 650.A.5 states: "Landscaping shall be provided to minimize conflicts with adjacent land uses." However, should provisions be added regarding proximity to residential properties, operating times, parking, lights and or noise?
- P) The Board should consider adding similar language to Section 695 Pipelines "Any damages to municipal infrastructure shall be the responsibility of the party(ies) involved in the pipeline installation upon the conclusion of the construction." to help ensure the financial stability of the Town.
- Q) Article VI Section 696.C states that "Temporary car shelters may be installed on an annual basis for seasonal use and may not exceed the 6-month duration. Use exceeding 6 months requires an application for a Zoning Permit and must meet appropriate setbacks as an accessory building." The Town Board should evaluate this with the ZEO for the practicability and enforcement of this provision and if rephrasing is needed.

Non-Binding Notes: (Continued)

- R) The Board should consider listing additional land uses that the Town would like a decommissioning plan and/or bonding to restore to Article VII Section 720.A which states *“In order that the Town has the assurance that the construction and installation of such improvements as storm sewer, water supply, sewage disposal, landscaping, road signs, sidewalks, parking, access facilities, WESA, WESP, Solar Energy Systems (Medium or Large scale), Asphalt/Black Top/Concrete Plant, Heavy Industry, Commercial Excavation/Mineral Extraction Facilities and road surfacing will be constructed, the Planning Board may require that the applicant enter into one of the following agreements with the Town.”*
- S) Article IX Section 905 A states *“No building or structure shall be erected, moved, or use instituted, or land use changed, until a zoning permit, special permit, or temporary permit has been issued, unless otherwise exempted by this law. The exterior structural area of a building shall not be enlarged until a zoning permit, or special permit has been issued, unless otherwise exempted by this law.”* Perhaps ‘building permit’ was overlooked but consider adding it for transparency.
- T) Consider if additional regulations for ADU’s should be integrated as there are locations that limit such, but it is not defined and is mostly limited to the WF2 zone, of which legal pressure could be pursued against the Town.
- U) Article IX Section 920.4.b. states *“In order to prove such unnecessary hardship, the applicant shall demonstrate to the Board of Appeals that **for each and every permitted use under the zoning regulations for the particular district where the property is located,***
- i. *the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;*
 - ii. *that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;*
 - iii. *that the requested use variance, if granted, will not alter the essential character of the neighborhood; and*
 - iv. *that the alleged hardship has not been self-created.”*

The Board should discuss with the ZBA to ensure that all cases are required to adhere to the above or consider rephrasing to a more achievable level for consistency.

Non-Binding Notes: (Continued)

- V) Article IX Section 935.B.1 states that *“No nonconforming use shall be expanded, extended, or otherwise increased by more than twenty percent (20%) so as to occupy a greater area of land (footprint) than was committed to the non-conforming use at the time of enactment of this law”*. The Board should review if they would allow a nonconformity to increase as this is not typical. Furthermore, Section 935.D.2.b states that *“nonconforming structures must be repaired or reconstructed within 2 years from the date of the damage”*. The Town should consider adding language such as *“otherwise only conforming structure(s) will be permissible on said premise.”*
- W) Kennels discussed in Section 685 I indicate that all dogs over 6 months of age must be licensed, consider adding with the Town of Greig. 685 J states *“Animals must be kenneled inside overnight, and outdoor usage areas shall be limited to daytime, 7 am to 9 pm, usage only.”* This regulation seems overly restrictive and somewhat unenforceable. The Board should consider rephrasing and adding a records requirement to be reviewed by the enforcement officer.
- X) Consider consulting with legal counsel on the legality of Section 905.B which states that *“No permit for a year-round land use activity shall be issued for any property abutting on the following roads: Eatonville Road, Abbey Road, Van Arnam Road, North South Road, and Middle Road, beyond the present year-round maintenance section, unless or until such time as the Town Board has determined such road to be suitably improved for year-round access by emergency vehicles.”*
- Y) Within Article VI Section 660 the Town should consider updating the terms Manufactured/Mobile Home throughout the section as well as potentially updating the language in Section 660.4 regarding the water supply and sewage disposal systems to be more encompassing and add an annual review process.

Town of Greig
December Town Board Meeting Minutes
December 18, 2024

Appendix – B

Town of Greig Committee to Review County Comments on Revised Zoning Law

Actions Taken on Comments

Town of Greig Acceptance of County Comments on Revised Zoning Law

Conditions

1. Updated most definitions. A few, like fence, we opted to follow the preponderance of other towns which did not provide very specific definition. Others we felt, with counsel input, we left well defined.
2. Accepted
3. Accepted
4. Accepted
5. Accepted
6. Accepted
7. Accepted
8. Accepted
9. Accepted
10. Accepted
11. Accepted
12. Accepted
13. Accepted--Small Scale was defined as Accessory Solar
14. Accepted
15. Accepted—did not add timeline—if it becomes junkyard it must follow those rules
16. Accepted
17. Accepted—did not add locations. Expect Comprehensive Plan to identify these
18. Accepted
19. Accepted
20. Accepted
21. Accepted

Non-binding Notes

- A) Accepted
 - B) Will update in next revision in 2025
 - C) No changes
 - D) Felt this was a private matter
 - E) Will examine in next update
 - F) Will examine in next update
 - G) Accepted
 - H) This will be investigated
 - I) Accepted
 - J) Will relook at travel trailer as part of Comp Plan. Our interpretation is that none may be placed.
 - K) Did not accept
 - L) The issue of short term or long term rentals should be addressed after the Comprehensive Plan is developed.
 - M) To be addressed in later revision

- N) To be addressed in later revision
- O) This applies to more than just restaurants and needs to be addressed in a larger context next update.
- P) To be addressed in later revision
- Q) This is no more difficult to enforce than other time referenced restrictions such as with travel trailers.
- R) To be addressed in later revision
- S) Accepted
- T) Will address ADUs after Comp Plan is developed
- U) The ZBA considers these four factors in every decision. Need discussion with the County to understand their concern.
- V) Addressed
- W) Not addressed
- X) Consulted
- Y) To be addressed in later revision.