

Town of Greig Planning Board
Planning Board Minutes
Town Hall
Date: November 6, 2025, 5:30 PM

1. Open regular meeting: time: 5:34 PM
2. Roll call: David VandeWater, Ronald Duncan, Judy Wilson, Luke Widrick and Marilyn Patterson
3. Absent: Brenda Bourgeois

Brenda Bourgeois

Others Present: April and Brian from Environmental Design Partnership, LLP, Michael Dolhof, Robert Johnson and Howard Lyndaker, Kovach Land Surveying, P.C.

3. Approve minutes from meeting
Corrections or omissions? None
Motion to approve: Ron
Second: Judy
All in favor.

Public Hearing: MSD-4-25: Michael Dolhof is requesting a MSD-25-46-lot subdivision of a total of 19.90 acres.

Public Hearing opened at 5:31 pm, asked if anyone was there for the Public Hearing and no one answered. The board voted to close the meeting at 5:33 pm as there were no comments concerning this project.

Ronald made a motion to close the meeting, and Judy seconded the motion, board was all in favor.

Old Business:

MiSD-!-25Kovach 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.

The Board received a decision from the attorney, and it was advised that the Board refuse the application. The Chairman will get a letter from the Attorney and send on to Mr. Lyndaker regarding the decision to turn down the application.

A vote was taken and the Board voted to reject the application. Ronald made the motion and Judy seconded. The Board all voted no.

MSD-25-4: Michael Dolhof is requesting a 6-lot subdivision of a total of 19.90 acres. Board needs to vote on this case after Public Hearing.

The Public Hearing was held, and no one came to meeting or sent letters. The Board voted to approve the 6 lot sub-division with conditions: A road has to be built to Town of Greig specifications and well water had to pass the water test.

A motion was made to approve the 6-lot subdivision, a motion was made to approve by Luke and seconded by Ronald, all in favor.

MISD-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.

New Business: MiSD-25-6: A request for a minor subdivision, Kovach Land Surveying, P.C. for Livezey. The 15 +/- acres located on 7711 Hill Road, Greig, NY, tax Parcel Number 277.00-02-08.200. They are requesting to divide the 15 acres into a total of 3 lots. Lot 1, 4.91 acres, Lot 2 4.40 acres and Lot 3, 5.81 acres.

Planning Board accepted the application, Ronald made a motion to accept and Judy seconded, all in favor.

Board reviewed application, map and SEQR, after some discussion the Board decided to vote and Luke made a motion to approve the application, Judy seconded, all in favor.

Melissa Aucompaugh, Project Manager for Environmental Design Partnership is here to speak to the Planning Board. They are in pursuit of the necessary approvals for a Battery energy storage project on Brantingham Road in the Town of Greig, tax parcel 276.00.01.000.

There were two people from EIP to speak to us about the “Founder’s Ridge Energy Storage” project. They gave an overview of the project and passed out maps and descriptions of the battery storage units along with the proposal for the project. The Board listened and will take time to study the outline and review the Planning Board Zoning Laws to see if this is permitted.

This will be an ongoing project with many things to consider and review.

Close meeting: 6:45 PM
Motion made by: Ronald
Second by: Luke
All in favor

Next meeting will be December 4, 2025, at 5:30 PM in the Town Hall.

Respectfully submitted,
Marilyn Patterson, Secretary
Planning Board