

Last Revised: January 29, 2026

TOWN OF GREIG

COMPREHENSIVE PLAN

Draft Vision, Goals and Strategies

Public Open House

Thursday, January 29, 2026



Supported by the NYS Environmental Protection Fund, Adirondack Park Community Smart Growth Program

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TOWN OF GREIG

COMPREHENSIVE PLAN

Welcome to the Public Open House.
The presentation will start at 5pm.



Scan me to review and comment online.

You can also go to

<https://www.surveymonkey.com/r/greigdraftvision>



Supported by the NYS Environmental Protection Fund, Adirondack Park
Community Smart Growth Program

Agenda

1. Housekeeping
2. Project Update
3. What Have we Heard?
4. Vision
5. Goals
6. Strategies and Actions

Project Update



What Have we Heard?

Over **290** responses to the Community Survey.

Majority of respondents are age 55+.

~37% are seasonal residents.

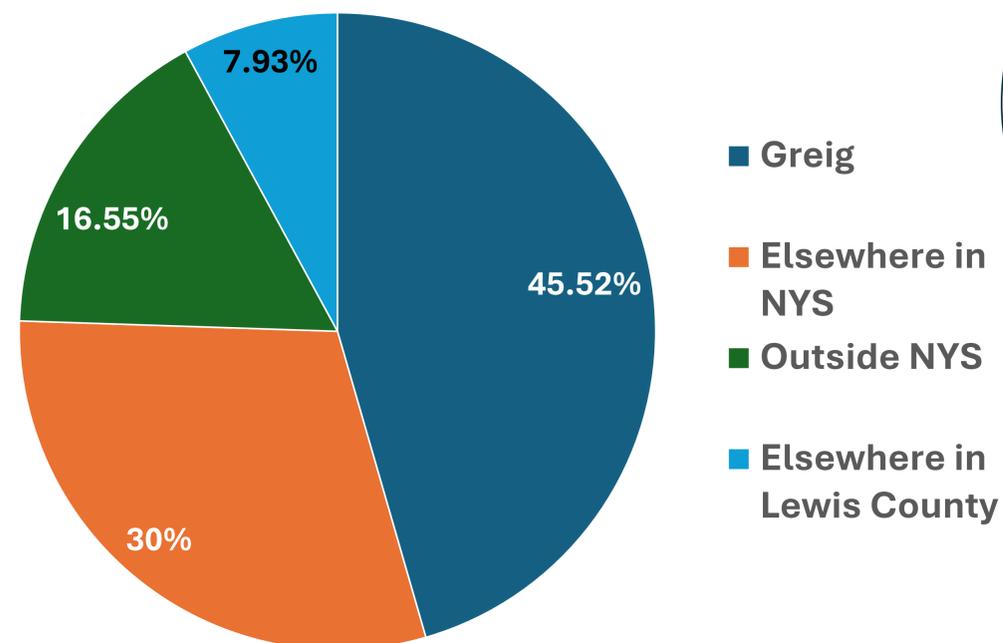
~43% are full-time residents.

Greig is an **active** community.

Running/Walking, hiking, canoeing/kayaking, fishing, boating, golf, snowmobiling, ATV/UTV riding, and pickleball are popular activities.

All residents value Greig's **quiet, rural, and friendly identity** and wish to see it preserved through **thoughtful planning**.

Where do respondents live?



Natural open space for parks and recreation is the most desired land use

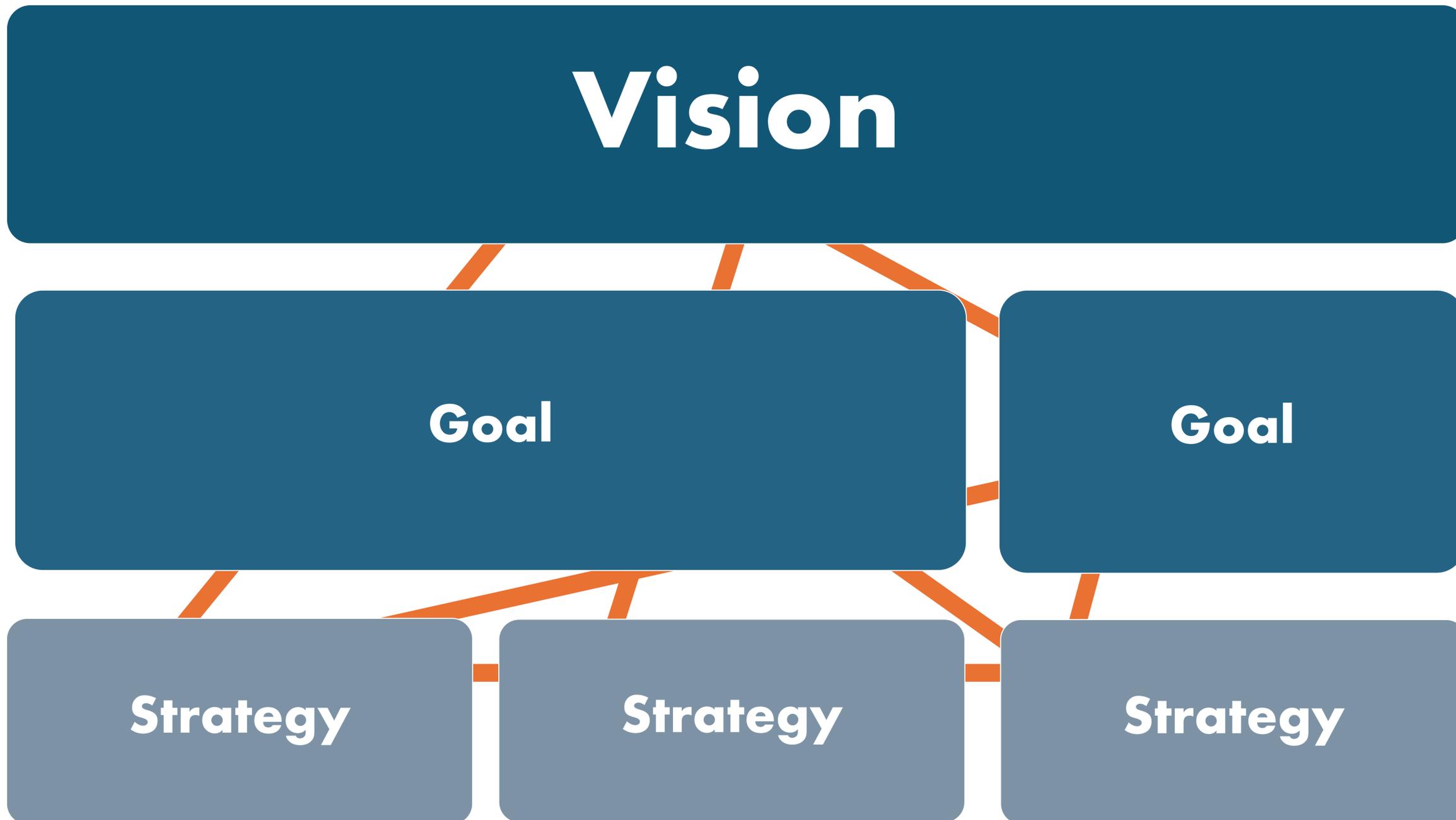
The **Town Park** needs **more** amenities and features.

Brantingham Lake is a shared focal point, requiring balanced management for access and environmental protection.

Issues:

- Only part of the Town has mail delivery service.
- Growing concern over Battery Energy Storage Facilities and managing potential land use conflicts.
- Perceived conflict between automobiles and other types of vehicles.
- There is no plan for managing growth.
- Some guidance around short-term rentals (STRs) is necessary to prevent concentration of STRs and to minimize conflicts and nuisances.
- Housing costs are increasing, and residents are getting priced out.

Vision Framework

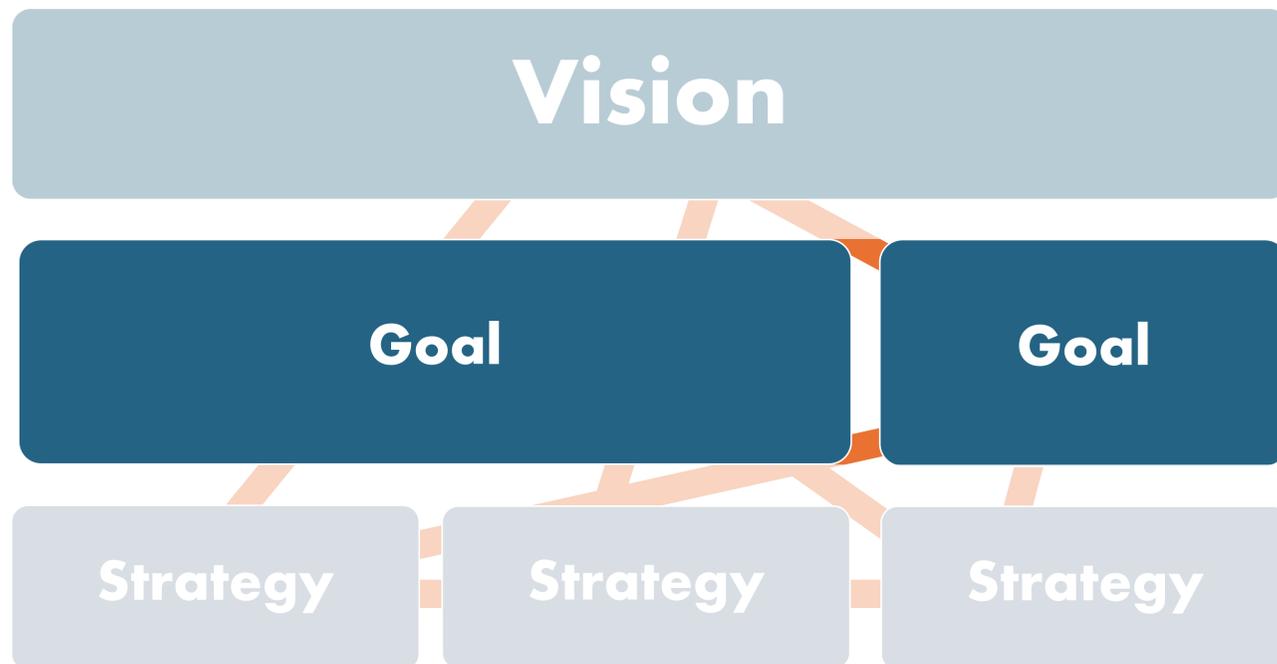


Plan Themes



Vision

- Aspirational, wholistic and forward-thinking.
- A future snapshot that the community is working towards.
- The reader should be able to identify the community that the vision statement is written for.



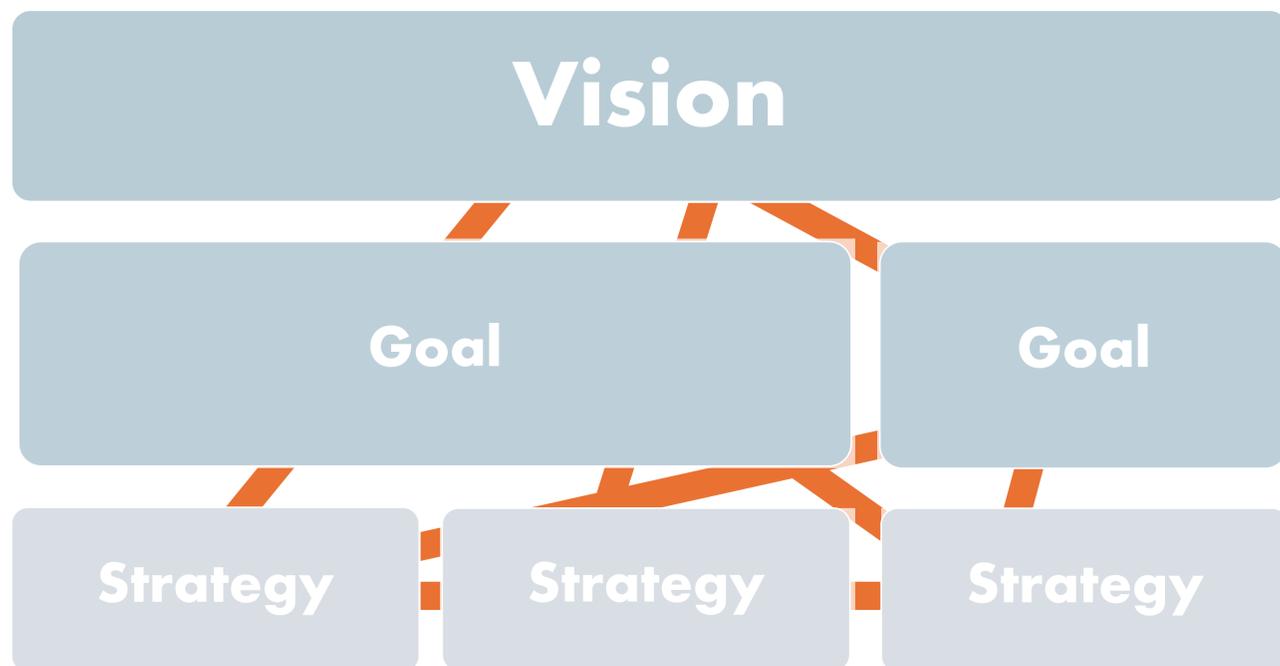
Goals

- Broad, long-term outcomes that are steppingstones towards the Vision.



Strategies

- Specific and measurable action items that aim to achieve the Plan’s goals.



Plan Themes

1. Balance
2. Enhance
3. Sustain

Vision Statement

Which do you like more?

- A. Greig envisions a future where its rural character, natural environment, and strong sense of community thrive together. We are committed to preserving our forests, lakes, and open spaces while supporting sustainable and thoughtful growth in our settlement areas. Guided by shared values of respect, stewardship, and connection, we will invest in infrastructure, housing, recreation, and local businesses to ensure a high quality of life for all residents—seasonal and year-round. Through transparent governance and thoughtful planning, Greig will remain a welcoming, safe, and vibrant place to live, visit, and enjoy for generations to come.

- B. Greig envisions a future where rural and natural character and a strong sense of community flourish together. We are committed to preserving forests, lakes, and open spaces while encouraging sustainable, thoughtful growth. Through responsible planning, infrastructure and asset management, support for local businesses, and expanded recreational opportunities, we will ensure a high quality of life for all residents—seasonal and year-round. Guided by respect, stewardship, and transparency, Greig will remain a welcoming, safe, and vibrant place to live, visit, and enjoy for generations to come.

Put a dot here if you prefer A.

Put a dot here if you prefer B.

I don't like either.
I think the Vision Statement should be...

GOALS

Greig will

balance...

1. The interests of year-round residents with seasonal residents, tourists and visitors, ensuring a high quality of life for everyone.
2. Short-term Rentals (STRs) with housing in the community through proactive planning and suitable regulations and enforcement.
3. New development with the conservation of natural resources.
4. Recreational opportunities and trail usage among user groups to the greatest extent possible.

STRATEGIES

1. Be proactive in considering impacts of Short-Term Rentals in the community by establishing thoughtful and enforceable criteria and regulations.
2. Limit the size and scale of industrial development, including but not limited to, commercial-scale renewable energy and energy storage projects, to protect the rural and natural character of the Town, and the safety and well-being of its residents.
3. Promote harmony between different outdoor recreational groups.

What do you think?

Is anything missing?

GOALS

Greig will

enhance...

1. Recreational opportunities, both indoor and outdoor.
2. Its local economy and commercial property tax base.
3. Opportunities for housing so that residents can remain in the community as they age, and young families have attractive options for moving to Greig.
4. Communication strategies with the community.

STRATEGIES

1. Emphasize the Town's historical settlement areas, such as, Otter Creek, Greig, and Brantingham, as Town centers and prioritize these areas as locations for economic development, investment, placemaking, and new commercial and residential development.
2. Prepare a housing strategy that assesses existing housing stock and distinguishes seasonally occupied dwellings from dwellings occupied year-round. This strategy should also prioritize actions that support aging in place as well as identify feasible housing options for young families.
3. Implement the recommendations of the Lewis County Housing Needs Assessment to expand housing stock in the County.
4. Improve the quality, accessibility, and availability of parks, trails, and recreational opportunities to enhance community well-being in Greig.
5. Establish a Greig Visitor's Center that serves as a centralized location for information on recreational opportunities, arts and culture, community events, and local history.

What do you think?

Is anything missing?

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- Greig will*
sustain...
1. Its rural nature and character while encouraging more dense development on a case-by-case basis to assess alignment with the vision and goals of this plan.
 2. Its local businesses.
 3. Responsible management of Town resources and assets.

What do you think?

Is anything missing?

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1. Update the Town’s Zoning Ordinance to reflect the directions of the Comprehensive Plan.
 2. The Town, with support from the County, shall monitor development and regulatory issues and trends, and when necessary, revise and update the Zoning Ordinance.
 3. Collaborate with Lewis County to complete the proposed hazard mitigation actions described in the 2025 Hazard Mitigation Plan Update.
 4. Review the Capital Improvement Plan to ensure that adequate reserve funds are set aside to cover unexpected costs and emergency repairs related to infrastructure systems, such as roads, utilities, and public facilities. The Capital Improvement Plan shall be updated if necessary to keep assets effectively designed, well-maintained, and capable of meeting the community's needs.
 5. Revitalize and redevelop vacant commercial properties in the Town’s settlement areas.

Plan Framework

Vision

Goal

Goal

Strategy

Strategy

Strategy

Plan Themes

Balance	Strategy	Actions	Priority		
	<p>Promote harmony between different outdoor recreational groups.</p>	<p>Encourage responsible and safe ATV/OHV usage through measures including, but not limited to, posting details, permitted hours, amenities, businesses, emergency services, and other user groups, on trail signage.</p>	<p>High <5 years</p>	<p>Medium 5-10 years</p>	<p>Low 10+ years</p>
		<p>Establish a safety and etiquette guide that outlines necessary permits, general rules of the road and hours of operation.</p>	<p>High <5 years</p>	<p>Medium 5-10 years</p>	<p>Low 10+ years</p>
		<p><i>What do you think?</i></p>	<p><i>Is anything missing?</i></p>		

TOWN OF GREIG COMPREHENSIVE PLAN

Enhance	Strategy	Action	Priority		
	<p>Prepare a housing strategy that assesses existing housing stock and distinguishes seasonally occupied dwellings from dwellings occupied year-round. This strategy should also prioritize actions that support aging in place as well as identify feasible housing options for young families.</p>	<p>Undertake a housing study for the Town that includes an assessment of ownership tenure and STRs. The housing strategy should also identify opportunities and recommendations for senior housing in the community and prioritize suitable locations for new senior housing that is near services.</p>	High <5 years	Medium 5-10 years	Low 10+ years
		<p>Explore feasible development opportunities for the 60-acre Town-owned site north of the Greig Green Dump. Future development shall be guided by community input and align with the vision and goals of this Comprehensive Plan.</p>	High <5 years	Medium 5-10 years	Low 10+ years
<p><i>What do you think?</i></p>			<p><i>Is anything missing?</i></p>		

Enhance	Strategy	Action	Priority		
	<p>Implement the recommendations of the Lewis County Housing Needs Assessment to expand housing stock in the County.</p>	<p>Update the Town of Greig Zoning Code to enable Accessory Dwelling Units and universal design standards.</p>	High <5 years	Medium 5-10 years	Low 10+ years
		<p>Partner with the County to create educational materials related to universal design standards.</p>	High <5 years	Medium 5-10 years	Low 10+ years
<p><i>What do you think?</i></p>			<p><i>Is anything missing?</i></p>		



Enhance Strategy	Action	Priority
<p>Emphasize the Town’s historical settlement areas, such as, Otter Creek, Greig, and Brantingham as Town centers and prioritize these areas as locations for economic development, investment, placemaking, and new commercial and residential development.</p>	<p>As part of the Planning Board review of applications for new development, the Board shall prioritize the Town’s hamlets as locations for residential and commercial developments.</p>	
	<p>In partnership with Naturally Lewis promote Otter Creek, Greig and Brantingham as “business friendly” to attract investment and revitalization.</p>	
<p><i>What do you think?</i></p>		<p><i>Is anything missing?</i></p>

Enhance Strategy	Action	Priority
<p>Improve the quality, accessibility, and availability of parks, trails, and recreational opportunities to enhance community well-being in Greig.</p>	<p>The Town shall prepare a Trails and Recreation Master Plan that includes, but it not limited to, all on- and off-road trails in the Town along with pertinent details; assessment of an indoor recreation center; and suitable roadways for on-road cycling and walking infrastructure.</p>	
	<p>The Town shall explore, and apply for, funding opportunities to develop additional amenities at the Town Park. Tennis, pickle ball, and a dog park have been cited frequently by residents as suggested improvements. Additionally, a park focal point, would assist in defining the layout and increase visibility of the Town Park.</p>	
	<p>The Town shall identify opportunities to partner with Camp Aldersgate to expand programming and community involvement.</p>	
	<p>Greig should develop a guide/strategy for seniors in the community that provides resources and guidance related to recreational opportunities, healthcare and social services.</p>	
	<p>Explore the feasibility of developing a user-friendly Town data portal that includes recreational information, including but not limited to, mapping, trail types, permit information, and local amenities.</p>	
	<p>Work with the County to implement the recommendations and strategies of the Lewis County Non-Motorized Winter Recreation Plan and leverage related (pre)planning activities or construction to benefit other projects in the Town.</p>	

Enhance Strategy	Action	Priority		
<p>Establish a Greig Visitor’s Center that serves as a centralized location for information on recreational opportunities, arts and culture, community events, and local history.</p>	<p>The Town should develop a Visitor’s Center that acts as a central community hub for both residents and visitors. The location of the Visitor’s Center shall be strategically planned to serve as a gateway to the community and be easily accessible. Potential locations include the Town Park and the Town Offices.</p>	<p>High <5 years</p>	<p>Medium 5-10 years</p>	<p>Low 10+ years</p>
	<p>Placemaking shall be a priority for the development of the Visitor’s Center. Residents shall be encouraged to assist in the curation and programming of the Center. If possible, the community shall also be encouraged to participate in aspects of the design process.</p>	<p>High <5 years</p>	<p>Medium 5-10 years</p>	<p>Low 10+ years</p>
	<p>The Town shall continue to pursue the Postal Service to establish some level of mail delivery/mail service to areas of the Town where it currently does not exist.</p>	<p>High <5 years</p>	<p>Medium 5-10 years</p>	<p>Low 10+ years</p>

What do you think?

Is anything missing?

TOWN OF GREIG COMPREHENSIVE PLAN

Sustain	Strategy	Action	Priority		
	<p>Review the Capital Improvement Plan to ensure that adequate reserve funds are set aside to cover unexpected costs and emergency repairs related to infrastructure systems, such as roads, utilities, and public facilities. The Capital Improvement Plan shall be updated if necessary to keep assets effectively designed, well-maintained, and capable of meeting the community's needs</p>	<p>Additionally, funds should be applied for, or allocated, to restore and enhance the appearance of the Town’s cemeteries. Sands Cemetery and Brantingham Cemetery are historically significant to the Town, as heard through public engagement. To support in the restoration of structures and features, historical designation of both Sands and Brantingham Cemetery should be explored.</p>	<p>High <5 years</p>	<p>Medium 5-10 years</p>	<p>Low 10+ years</p>
<p><i>What do you think?</i></p>			<p><i>Is anything missing?</i></p>		

Sustain	Strategy	Action	Priority		
	<p>Revitalize and redevelop vacant commercial properties in the Town’s settlement areas.</p>	<p>With assistance from Naturally Lewis, a redevelopment strategy and market analysis should be prepared for these properties to attract potential investors. Highest and best use, general building conditions, property tax assessment, and zoning are pertinent details for prospective developers.</p>	<p>High <5 years</p>	<p>Medium 5-10 years</p>	<p>Low 10+ years</p>
<p><i>What do you think?</i></p>			<p><i>Is anything missing?</i></p>		

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Sustain Strategy	Action	Priority		
The Town shall keep an up-to-date Zoning Ordinance that is proactive in addressing development trends, regulatory issues and trends.	As per Article 16, Section 272-A of NYS Town Law, the Town shall update its Zoning Ordinance in accordance with this Comprehensive Plan. Key updates shall include but are not limited to: Short-term Rental regulations; enforceable measures related to property maintenance (e.g., derelict/unregistered vehicles and outdoor storage.); renewable energy and storage projects; distinguishing “storage trailers” from all other types of trailers by way of definition; where suitable, codifying of County design guidelines.	High <5 years	Medium 5-10 years	Low 10+ years

What do you think?

Is anything missing?

Sustain Strategy	Action	Priority		
Collaborate with Lewis County to complete the proposed hazard mitigation actions described in the 2025 Hazard Mitigation Plan Update.	Temperature and weather events are becoming increasingly variable due to a changing climate. With a reported increase in average minimum air temperature resulting in less ice cover on Lake Ontario, the potential for lake-effect snowfall increases. Additionally, the frequency of storm events is trending upwards. Select areas of the Town are within a 100-year flood zone and existing residential development concentrated around lakes and rivers (100-year flood zone waterbodies). So, it is imperative that the Town work with the County to implement the recommendations proposed in the 2025 HMP Update.	High <5 years	Medium 5-10 years	Low 10+ years

What do you think?

Is anything missing?

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Thank you!

Questions?



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