

# Town of Greig

## Comprehensive Plan

### Frequently Asked Questions

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*The Town of Greig is developing its first Comprehensive Plan, a community-driven document that will guide the future of our Town for years to come. We know you may have questions about what this means and how it affects you. Below are answers to some of the most commonly asked questions.*

#### **Q1: What is a Comprehensive Plan?**

A Comprehensive Plan is a long-range planning document that serves as a blueprint for the future of a community. As defined under New York State Town Law Section 272-a, it is a collection of written and graphic materials, including maps, charts, studies, and reports, that identify the goals, objectives, principles, and policies for the immediate and long-range protection, enhancement, growth, and development of the Town.

Think of it as a roadmap that reflects who we are as a community today, where we want to be in the future, and how we plan to get there.

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#### **Q2: Why does the Town of Greig need a Comprehensive Plan?**

The Town of Greig currently does not have a Comprehensive Plan. Having one is important for several reasons. It provides a unified vision for the Town's future that reflects the values and priorities of our residents. It serves as the legal foundation for our zoning and land use regulations, under New York State law, all land use regulations must be "in accordance with a comprehensive plan." Without an adopted Comprehensive Plan, our existing Zoning Law lacks that legal foundation and can more easily be challenged in court.

It helps the Town make informed decisions about development, conservation, infrastructure, and public services. It strengthens our ability to compete for state and federal grants and funding. In fact, without a CP, the town does not qualify for many grant opportunities. It also gives our community a stronger voice when responding to outside development proposals, like the recently announced Battery Energy Storage System (BESS) project.

A Comprehensive Plan also gives the Town the tools to thoughtfully address questions around light and heavy industrial uses and zoning, not to invite large-scale industrial development, but rather to protect and encourage the rural character and small businesses that define our community.

As the old saying goes, "failing to plan is planning to fail." A Comprehensive Plan ensures that development and change in Greig happen on our terms, guided by our community's shared vision.

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#### **Q3: What topics does a Comprehensive Plan typically cover?**

Under New York State Town Law, a Comprehensive Plan may address a wide range of topics tailored to the specific needs of the community. These include: community goals and vision for the future; existing and proposed land uses; population, demographic, and socio-economic trends; natural resources and environmental protection; agricultural uses and farmland preservation; transportation and road infrastructure; public and private utilities and infrastructure; housing resources and residential needs; parks, recreation, and open space; historic and cultural resources; educational and cultural facilities; and economic development and tourism.

For the Town of Greig, special attention will likely be given to topics such as waterfront areas, the Adirondack Park and natural resource stewardship, outdoor recreation and tourism, the rural character and quality of life that make Greig special, and infrastructure needs for our residents.

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#### **Q4: How is the Comprehensive Plan being funded?**

The Town of Greig received \$58,258 in funding through the New York State Department of Environmental Conservation's Adirondack Park Community Smart Growth Grant Program to fully fund development of this Comprehensive Plan.

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#### **Q5: Where are we in the Comprehensive Plan process?**

The Town's Comprehensive Plan is well underway. Here is what has been accomplished so far: the Town secured funding through the NYS DEC Adirondack Park Community Smart Growth Grant Program. LaBella Associates was selected as the planning consultant to guide the process, and the Comprehensive Planning Committee (CPC) has been actively working with LaBella to move the Plan forward. A community survey was conducted and three open houses were held to collect input from residents and stakeholders. That feedback has been instrumental in shaping the draft vision, goals, and priorities for the Plan.

Right now, a survey is open for residents to review and provide feedback on the draft vision and goals. [Click here to access the survey - https://www.surveymonkey.com/r/greigdraftvision](https://www.surveymonkey.com/r/greigdraftvision). This survey will close on February 28, 2026, so if you haven't taken it yet, now is the time! There will continue to be opportunities for public input as the Plan develops.

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#### **Q6: What are the remaining steps in the process?**

With community engagement and visioning well underway, the remaining steps in the process include: finalizing the vision and goals based on community feedback from the current survey; drafting the Comprehensive Plan, where LaBella and the CPC develop the full written Plan based on community input and data findings; public review and comment, giving residents the opportunity to review the draft Plan and provide feedback; a public hearing, which is required by New York State law before the Plan can be adopted; Town Board adoption, the formal vote to adopt the Comprehensive Plan; and finally, implementation, where the Town begins putting the Plan's recommendations into action, which will include updates to the Zoning Law and other land use regulations.

The CP timeline, including county review, public hearing and Town Board adoption should be complete between May – July 2026. The land use and zoning law update will be concluded by July 2027.

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### **Q7: Who is involved in developing the Plan?**

The Comprehensive Plan is a collaborative effort. The Town Board has established a Comprehensive Planning Committee (CPC) that serves as a steering committee to guide the planning process. A professional planning consultant has been hired to facilitate the development of the Plan. Most importantly, residents, property owners, business owners, and community stakeholders are essential participants whose input will shape the vision, goals, and final comprehensive plan.

The Plan will also build upon the Community Surveys conducted in 2014 and 2025, whose findings provide a foundation of community data and priorities. There was an additional survey sent out opened to the public for feedback on the Vision, Mission and Goals.

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### **Q8: How can I participate?**

Your participation is not only welcomed, it is essential. New York State law emphasizes that “the participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum town comprehensive plan.”

There are several ways you can get involved. Attend public meetings and workshops hosted by the Comprehensive Planning Committee. Participate in community surveys and provide your input. Share your thoughts, concerns, and ideas with the CPC or Town Board members. Stay informed by visiting the Town’s website and attending Town Board meetings.

Watch for announcements about upcoming public engagement opportunities. Your voice matters in shaping Greig’s future.

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### **Q9: Will there be more public hearings?**

New York State law requires at least one public hearing before the Comprehensive Plan can be adopted. The Town of Greig has held a total of three community meetings throughout the planning process to ensure all residents have ample opportunity to weigh in. All public hearings were properly promoted and open to the public. We are now in the final stages of planning to ensure the results from surveys and public hearings are implemented into the Comprehensive Plan.

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### **Q10: Is a Comprehensive Plan the same as a zoning law?**

No, a Comprehensive Plan and a zoning law are two different things, though they are closely related. The Comprehensive Plan is a policy and vision document. It sets the direction and priorities for the community but is not a law in itself. Zoning is a regulatory tool, a locally adopted law that regulates the types, density, and placement of land uses and structures. Under New York State law, zoning and other land use regulations must be adopted in accordance with the Comprehensive Plan. In other words, the Comprehensive Plan provides the “why” and the vision, while zoning provides the “how” and the enforcement.

### **Q11: Will this Plan change my property rights or zoning?**

The Comprehensive Plan itself does not directly change zoning or property rights. It is a guiding document, not a regulation. However, once adopted, the Plan may recommend updates to the Town's zoning law or other land use regulations to better align with the community's stated goals and vision. Any changes to zoning or land use regulations would require their own separate public process, including public hearings and Town Board action.

The purpose of the Plan is to ensure that any future regulatory decisions reflect what our community values and wants for its future.

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### **Q12: How long does it take to develop a Comprehensive Plan?**

Developing a thorough Comprehensive Plan typically takes one to three years, depending on the scope and level of community engagement. For the Town of Greig, the project timeline extends through July 2026. This timeframe allows for meaningful public participation, careful data gathering and analysis, thoughtful drafting, and a complete review process before adoption.

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### **Q13: What happens after the Plan is adopted?**

Once adopted by the Town Board, the Comprehensive Plan is filed with the Town Clerk and the Lewis County Planning Board. It then becomes the guiding document for all future land use decisions in the Town. The Plan should be reviewed and updated periodically to ensure it stays current with community needs and changing conditions. All town land use regulations must be in accordance with the adopted Comprehensive Plan, and government agencies planning capital projects within the Town must take the Plan into consideration.

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### **Q14: How does the Comprehensive Plan relate to the proposed Battery Energy Storage System (BESS) project?**

EIP Storage first briefed the Town Board and Lewis County in 2023 regarding interest in installing a Battery Energy Storage System (BESS) in the Town of Greig, with the project expected to be in place by 2030. While the Comprehensive Plan and the BESS project are two separate processes, they are related in an important way.

A Comprehensive Plan gives the Town a formally adopted policy framework that strengthens our ability to evaluate large-scale development proposals like the BESS project. Without an adopted Comprehensive Plan, the Town has less legal standing to ensure that projects align with the community's vision and values. With one in place, the Town and its Planning Board are better positioned to review proposals, set conditions, and protect the interests of residents and property owners.

While EIP has not submitted an application, the Town Board and Lewis County have taken actions to address concerns about public safety and benefits for taxpayers. The Comprehensive Plan process is an opportunity for residents to help define what types of development are appropriate for Greig, so that decisions about projects like BESS are guided by a clear, community-driven vision.

**Q15: Who can I contact with questions?**

For questions about the Comprehensive Plan or to share your input, please contact:

Robert Johnson, Town Supervisor Email: [greigsupervisor@gmail.com](mailto:greigsupervisor@gmail.com), Phone: 315-634-5790  
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***Your community. Your voice. Your future.***

Thank you for your interest in the future of the Town of Greig.

Visit us at [townofgreig.gov](http://townofgreig.gov) for updates and announcements.