



# TOWN OF GREIG COMPREHENSIVE PLAN



Department of  
Environmental  
Conservation

March 2026





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## **ACKNOWLEDGMENTS**

### **TOWN OF GREIG COMPREHENSIVE PLAN COMMITTEE MEMBERS**

Bob Johnson, Town Supervisor  
Thomas Gunn, Town Clerk  
Judy Wilson, Planning Board  
Laurn Talbot, Lewis County  
Kaitlyn Fayle  
Shellie Marks  
Amber Stevens  
Jim Stratton  
Kathy Tedford


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**Department of  
Environmental  
Conservation**

# FOREWORD

## Letter from the Supervisor



The Town of Greig Comprehensive Plan effort was undertaken with two goals in mind. First and foremost, it is a legal document needed for the Town to support and modify its zoning law. Zoning laws which have been developed based on a Comprehensive Plan are less easily challenged in court as they clearly reflect the desires of the Town as a whole. Secondly, many state grant applications require you to show how the project you are requesting funding for supports a goal in your Comprehensive Plan. Without a Comprehensive Plan, you can't apply for many grants. Grant funding is one of the only ways that a Town can fund increased services without a large increase in development or taxes. The Comprehensive Plan also serves as a vehicle to inform town officials as to priorities that the community has and to focus their efforts to address those priorities.

The development of the Comprehensive Plan was overseen by a committee of seven Greig residents. Most were full-time residents while some were part-time residents accurately reflecting the makeup of Greig. Only two members were Town officials, which emphasizes that this was an effort of the people from the Town. Initial public input was obtained through a survey mailed to the ~1450 landowners of Greig as well as from on-line surveys available to all residents (not just landowners) and visitors. Additional outreach efforts occurred through South Lewis Central School District as the committee realized that we were missing input from families with school-age children.

Two different public meetings were held to solicit additional input in a one-on-one format where dialogue, not just quick survey responses, could occur between the public and members of the committee. Once the committee had digested all the information that had been gathered, draft vision and goals were developed and a third public meeting, and subsequent on-line survey, was held to solicit input on these visions and goals. With this input the vision, goals and implementation strategies were updated and became the draft Comprehensive Plan.

As required by law, the Comprehensive Plan has been submitted to the County Planning Board for their review and comment. The final step is to hold a public hearing where the residents of Greig can provide their feedback on the draft plan.

The Comprehensive Plan is just the first step that the Town of Greig is taking to develop and implement a long-term vision for the Town. The follow-on effort is to update the zoning law so that it accurately reflects, supports and enables the vision and goals outlined in the Comprehensive Plan. The Town has been fortunate to secure a follow-on grant from the NYS DEC for \$125,000 to do just that. As with the \$58,000 DEC grant which fully funded the Comprehensive Plan effort, this latest grant will fully fund the work to update our zoning law.

**Bob Johnson, Town Supervisor**

## WHAT IS GREIG TOMORROW?



Greig Tomorrow describes the community's long-term vision for the Town and the steps necessary to realize it. Greig Tomorrow was built with extensive community participation, a dedicated advisory committee and stakeholder input.

This Comprehensive Plan is intended to support decision making in a manner that protects what residents value most, like the Town's rural character, lakes, and outdoor recreation opportunities. The Plan also identifies shared priorities and outlines practical actions the Town can take over the next ten years to support residents, visitors, and local businesses. Rather than being a document that is set aside after adoption, the Plan is intended to be used regularly to help guide decision making.

Greig Tomorrow showcases the values of its residents and their desire to see the Town prosper as a charming, rural community with a thoughtful plan for the future.

## WHAT IS A COMPREHENSIVE PLAN?



A Comprehensive Plan is a long-term roadmap that helps a community think about where it is today and where it wants to go in the future. It looks at the community as a whole and brings together topics such as land use, transportation, natural resources, housing, recreation, local businesses, agriculture, and town services to show how they shape everyday life in Greig.

New York State law allows towns to prepare Comprehensive Plans to protect public health, safety, and quality of life. Greig's Comprehensive Plan includes maps, goals and strategies that work together to guide future growth and change in a way that reflects community values and supports all residents—year-round and seasonal.

**"A Comprehensive Plan is a necessary, adaptable, evolving growth template, unique to each individual community's needs, particularly when involving demographic changes. When implemented properly, it can help balance historic preservation, environmental protection and desired economic growth, all the while maintaining the current quality of life. It should be periodically reviewed, and if required, updated, to reflect on the community's current socio-economic status. With proper maintenance, and community involvement, a well thought out Comprehensive Plan can continue to be a valuable asset for decades to come."**

**Jim Stratton, Comprehensive Plan Committee Member**



## WHY DOES GREIG NEED A COMPREHENSIVE PLAN?



Like other northern New York communities, Greig is facing increased pressures to have a plan for the future to address issues like growing recreation and tourism activity and rising costs for maintaining roads, services, and infrastructure. A Comprehensive Plan helps balance these priorities with protecting the Town's rural character, natural resources, and sense of community. To help guide land use decisions, a Comprehensive Plan also lays the groundwork for zoning updates.

The Plan gives residents, Town officials, and decision-makers a shared understanding of community goals and expectations. It provides a framework to support consistency in land use planning, community development and growth management. It also strengthens the Town's ability to update regulations, apply for grants, and respond to new opportunities or challenges as they arise.

Most importantly, a Comprehensive Plan is proactive rather than reactive. By clearly stating what the community wants to protect and what it hopes to improve, Greig Tomorrow provides a framework for maintaining quality of life while planning responsibly for the future.



# PLANNING PROCESS

Community input played a vital role in shaping the Town of Greig's Comprehensive Plan. To ensure the Plan reflects local values and priorities, the Town and Comprehensive Plan Committee (CPC) engaged residents through stakeholder interviews, a community survey, two public open houses, and a workshop at the Pine Tree Inn. These efforts provided a platform for residents, business owners, and community groups to share ideas and concerns, directly informing the Plan's vision, goals, and recommendations.

## Comprehensive Plan Committee

A Comprehensive Plan Committee (CPC) was established by the Town to guide the development of the Comprehensive Plan. They provided oversight throughout the planning process, ensuring representation of diverse community interests, transparency and meaningful public engagement. By reviewing draft materials, offering feedback, and facilitating dialogue, the CPC helped shape goals, policies, and priorities so the final plan reflects a shared, actionable community vision. Throughout the plan's development, nine committee meetings were held.

## Stakeholder Interviews

As part of the Plan's community engagement process, six stakeholder interviews were conducted between March and April 2025. Participants included local business and restaurant owners, club members, board representatives, and church members. The purpose of these discussions was to gather input from individuals deeply involved in the community who could provide diverse perspectives based on their unique roles and experiences within the Town.

Interviewees shared a clear desire to preserve Greig's small-town charm, protect Brantingham Lake and surrounding natural assets, and promote modest, balanced growth. Many also underscored the need for consistent infrastructure maintenance, fair taxation, and closer communication between the Town government and its civic organizations.

## Community Survey

A Community Survey was conducted from June through October 2025 to gather input from residents, seasonal property owners, and business owners throughout the Town. To encourage participation, the survey was distributed to approximately 1450 residents through a coordinated mailout. Additionally, numerous social media posts and Town website posts were made to promote the survey. Nearly 300 participants shared their perspectives on Greig's assets, challenges, and future priorities. The survey reached a broad cross-section of the community, providing valuable insight into local opinions and experiences that helped guide the development of the Plan's vision, goals, and strategies.

Survey respondents expressed pride in Greig's natural environment, recreation, and close-knit community while voicing concern about rising property costs,



overdevelopment, and limited public services. Many advocated for preserving the rural and quiet character of Greig while allowing for thoughtful growth that aligns with the community's vision and goals.

### Planning Workshop

A workshop was held at the Pine Tree Inn in October 2025. The purpose of the workshop was to broaden the range of community perspectives and reach residents who had not yet participated in other engagement activities. Held during the monthly card night at the Pine Tree, the event provided an opportunity to hear from individuals who might not have attended previous open houses, completed the community survey, participated in stakeholder interviews, or served on the Comprehensive Plan Committee.

Approximately 40 people attended. Participants focused on clarifying hamlet boundaries, addressing service inequities, and exploring opportunities for new businesses and affordable housing. They expressed strong interest in improving recreational facilities, regulating short-term rentals, and protecting Greig's natural setting and small-town character while encouraging modest and thoughtful community-focused growth.

### Public Open Houses

Two public open houses were held as part of the Comprehensive Plan process. The first open house, held in July 2025, aimed to introduce the project to the community, build awareness, and encourage participation in the planning process. The event also promoted the

community survey and invited attendees to share feedback on the Town's issues, opportunities, challenges, and goals. Approximately 15 residents attended.

Attendees discussed population change, road maintenance, and community safety, emphasizing the need for better infrastructure and increased law enforcement presence. Participants also highlighted Brantingham Lake, the Pine Tree Inn, and areas near Otter Creek as community gathering spots that reflect Greig's rural and recreational character.

The second open house was held in January 2026. Its purpose was to present, and seek input on, the draft vision, goals, and recommendations of the Comprehensive Plan. Approximately 30 people attended in-person and over 50 people registered for the remote session. Following a presentation on how the draft vision, goals and recommendations were prepared, attendees asked questions about the history of the project. During the Q&A, attendees expressed strong opposition to a battery energy storage system project proposed in the Town. It was articulated that commercial-scale battery energy storage systems and other large-scale renewable energy operations are not supported by residents. The 'big picture', holistic nature of comprehensive planning was emphasized.

Following the Q&A, attendees reviewed boards describing the draft vision, goals, and recommendations and provided comments and feedback. An online survey was created using the same materials and circulated to virtual attendees and posted on the Town's website. Many of Greig's residents are seasonal and the virtual presentation and online survey provided them with the opportunity to participate.



**HOW WAS THE PLAN MADE?** A successful Comprehensive Plan is built from input from the community that it serves.

**STAKEHOLDER INTERVIEWS**

- **6** interviews with local business owners, civic leaders, and community members gathered diverse input.
- Common themes included preserving small-town character, protecting Brantingham Lake, and encouraging balanced growth.
- Participants emphasized better infrastructure



- **40** attendees participated, broadening engagement by bringing in new voices and perspectives.
- Discussion centered on hamlet boundaries, recreation access, short-term rentals, and community services.
- Participants emphasized fair treatment across the Town, small-scale housing, and preserving Greig's natural character.



**1ST PUBLIC OPEN**

- **15** residents attended and discussed population change, road maintenance, and community safety.
- Participants highlighted Brantingham Lake, the Pine Tree Inn, and Otter Lake as valued gathering spots.
- Feedback emphasized the need for better infrastructure, law enforcement, and preservation of rural character.



**COMMUNITY SURVEY**

- **300** residents, property owners, and business owners shared feedback across the community.
- Respondents expressed pride in Greig's natural beauty and recreation but concern about rising costs and over development.
- Called for improved roads and broadband, support for local businesses, and stronger environmental protection.



- **30** in-person attendees and **50** virtual attendees participated to discuss the draft vision, goals, and recommendations of the Plan.
- Attendees expressed a strong opposition to a proposed battery storage energy system project in Town.
- Discussed the holistic nature of comprehensive planning as a process.
- An online survey was provided for those that could not make the in-person or virtual even. It also gave seasonal residents a chance to participate.

**COMPREHENSIVE PLAN COMMITTEE**

- **6** member committee of residents, stakeholders, and officials guided the plan's development and direction.
- Focused on responsible, small-scale growth that protects Greig's rural identity and sense of place.
- Prioritized improvements to roads, stormwater, broadband access, housing options, and recreation facilities.



## HOW TO USE GREIG TOMORROW

Greig Tomorrow is organized into three sections.

### 1. Greig Yesterday

- The Greig community is proud of its history as a rural Adirondack community. Greig Yesterday features an overview of the community's history written by the Town's Historian, Nichelle Swisher.

### 2. Greig Today

- A fundamental piece of a Comprehensive Plan is the Community Profile. A Community Profile is an inventory of the existing conditions of the municipality. Data pertaining to demographics, housing, population and income is showcased alongside an inventory of parks and recreation assets, land use and zoning information, and economic and employment data. Greig Today highlights key takeaways from the community profile that identify gaps, challenges and opportunities in the community. The entire Community Profile is included as an Appendix to this Plan.

### 3. Greig Tomorrow

- This section is the culmination of the comprehensive planning process. Greig Tomorrow features the Town's Vision and Goals, and the strategies that will support achieving these.
- Greig Tomorrow is woven together with three Plan Themes. Plan Themes help establish a decision-making framework to ensure that decisions made align with, and work toward, the established vision. The Themes are multi-faceted and have been developed with input from the community and the Comprehensive Plan Committee. Each theme was then refined through a Smart Growth lens to ensure that Greig will be set up to make thoughtful decisions related to Smart Growth considerations like efficient use of infrastructure, protection of natural resources, provision of various housing types, land uses, and suitable community amenities. The Plan Themes for Greig's Comprehensive Plan are:
  - I. Sustain
  - II. Enhance
  - III. Balance
- Each Plan Theme has corresponding goals and strategies that aim to achieve the vision for the community.



# GREIG YESTERDAY

This Town history has been prepared by Nichelle Bailey-Swisher, Town of Greig Historian.

The Town of Greig is a township nestled in the foothills of the southwest Adirondacks and borders the east side of the Black River in Lewis County, NY. Long before European settlement in the new world, the Oneida Nation, one of the five nations of the Haudenosaunee Confederacy, utilized the territory for hunting, fishing, and growing crops. The Oneida Nation camped near the former Bliss Farm, by the Independence River, and the former Irving Brown Farm near the Hamlet of Greig. Women and children of the Oneida Nation remained for the summer at their camp and planted corn and squash while the men went to Fish Lake (now Brantingham Lake), and the surrounding territory to fish and hunt. New York acquired land from the Oneida Indian Nation by a formal treaty in February 1788. Lewis County, and thereby Greig, was part of that treaty.

The Black River, from High Falls (Lyons Falls) to Carthage, was declared a public highway by an act of New York State on March 16, 1821. The township was formed in 1828, after changing ownership from New York State to Alexander Macomb (part of Macomb's purchase), to Thomas Brantingham. The Town of Greig formed from the Town of Watson and encompassed today's Greig township as well as the entire Town of Lyonsdale. The Town of Greig's original name was Brantingham, named after Thomas Hopper Brantingham. In 1832, Brantingham's name changed to the Town of Greig due to the original namesake's unsavory business practices. The town was renamed in John Greig's honor (1779–1858), a prominent New York lawyer, land agent and one of the largest landowners in the area.



*The terminus of the Black River Canal into the navigational portion of the canal below Lyons Falls (High Falls). Credit: Lyons Falls History Association's photo library.*



*The Otter Creek lock on the navigational portion of the Black River Canal. Credit: Lyons Falls History Association's photo library.*

Crossing the Black River was key for the residents of Greig as the western boundary of the township was the river. In 1832, the Town of Greig voted to fund ferries that would transport passengers across the river without charge. The Whittlesey Bridge was constructed in 1836 by the Sunderhaft farm to the modern-day NYS Route 12. In 1842, in cooperation with the Town of Martinsburg, the Town of Greig helped build a bridge across Tiffany's Landing, adjacent to the current Glenfield bridge. With the advent of the Black River Canal, a swing bridge was built to enable boat navigation upstream to Lyons Falls.

In 1836, the New York State Legislature authorized the construction of the Black River Canal and Erie Canal Feeder. By 1848, the Black River Canal was finally operating from Rome to Boonville. It was not until 1855, that the boat moved from the Black River above Lyons Falls (formerly known as High Falls). There were 109 locks and two additional lock and dam systems on the navigational portion of the Black River below Lyons Falls; One located at the mouth of the Otter Creek, the other located at Bush's Landing (now in front of Miller's Meat Market in Watson). The canal cost the people of New York

State \$3,581,954, or \$81,408 per mile in 1856. Black River Canal boats were approximately eighty-one feet long and fourteen feet eight inches wide and about eight feet high. Each boat could carry 85 to 90 tons of commonly shipped items from surrounding towns, including potatoes, lumber, hides, butter, cheese, and sand. The Black River Canal helped settle the area, as other forms of transportation were limited. However, by 1864, the railroad had reached Lyons Falls and put an end to the usefulness of the canal. (Excerpts taken from the Fascinating Story of the Black River Canal by De. E. Ryder of Boonville). Although there were efforts to keep the canal going to assist the war effort, the war ended in 1918 and by 1922 the canal was finally abandoned. Just as the railroad became the end of the canal, public roads became the end of passenger rail by 1915.

With settlement well underway and the Lyonsdale township seceding in 1873, Greig was reduced from 17 to six school districts. By 1929, it was reduced to four schools, including: Otter Creek (pictured left), Greig, Emersons, and Brantingham, before consolidation into the John Greig and General Martin schools were built, which eventually became the South Lewis Central School District.

Logging was prevalent in the county for tanneries and lumber for building. Sawmills popped up on every major creek, including Otter Creek, Abbeyville, Donnatsburg, Eatonville and near the Bliss Farm. Dams were constructed, and eventually the Otter Creek Power Corporation provided electricity to Greig, Glenfield, and Brantingham.



*The Otter Creek School and Fenton Store courtesy of the Lyons Falls History Association.*

Although once revered for its lumber mills, tanneries, cheese factories, and sawmills, the town is now known for its recreation, service industries, and second homes. Brantingham Lake and its associated ponds have always attracted water enthusiasts, with the golf course and local restaurants and bars enhancing a visitor's experience. The Otter Creek horse trails draw equestrian interests, and abundant public lands attract recreationalists, including snowmobilers, cross-country skiers, hunters, all-terrain vehicle riders, and hikers. Mostly situated in the Southwest corner of the Adirondack Park, the secrets of the Town of Greig have been let out and the increased attention has fueled the need for a Comprehensive Plan.





## GREIG TODAY

Greig Today looks at the current characteristics of the Town and includes elements like population, demographics, local and regional economy and land use. This section contains highlights from the Community Profile, which is included as an Appendix, and helped guide the planning process by making sure the Comprehensive Plan is based on accurate data and responds to real trends, issues, and opportunities.

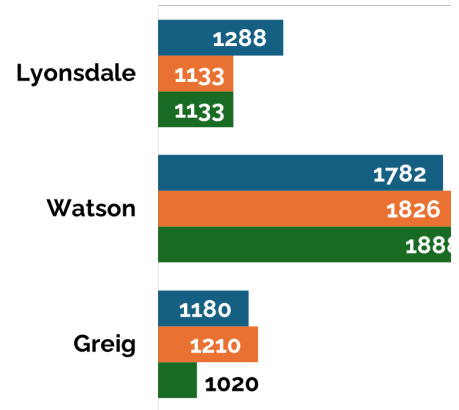
*\*Note: The source for all demographic charts and graphs is the U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates.*



## POPULATION GROWTH & TRENDS

As shown in Figure 1, Greig's population fell from roughly 1,180 in 2013 to 1,020 in 2023, a 14 percent decrease. This slow loss of residents is similar across most nearby towns. Like many small Adirondack and rural northern New York communities, Greig has experienced an aging population, limited local employment opportunities, and the gradual loss of historic industries and small businesses. Housing losses due to structural fires, demolition, or deterioration have also reduced year round housing options. Seasonal conversions and second home ownership patterns, combined with out migration of younger residents seeking employment elsewhere, further influence population decline. These local and regional dynamics mirror trends seen in neighboring towns and across the rural North Country.

Figure 1: Population By Town Over Time



## AGE

The Town's median age, around 53 (Figure 2), is significantly higher than the County average of 42, showing an older community where many residents are nearing retirement. The share of adults aged 45-64 has grown steadily since 2013, while the proportion of children and young families has declined, as shown in Figure 3.

Figure 2: Median Age by Town (2023)

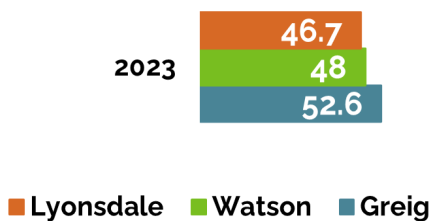
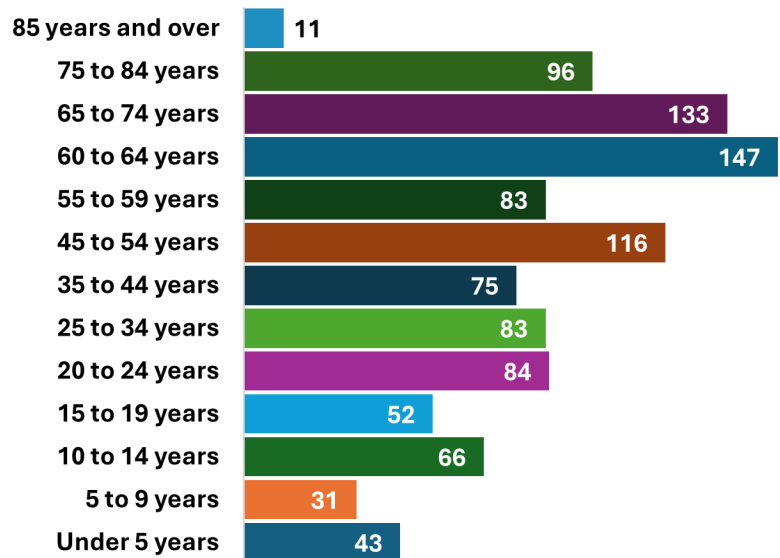


Figure 3: Age Distribution in the Town of Greig, 2023



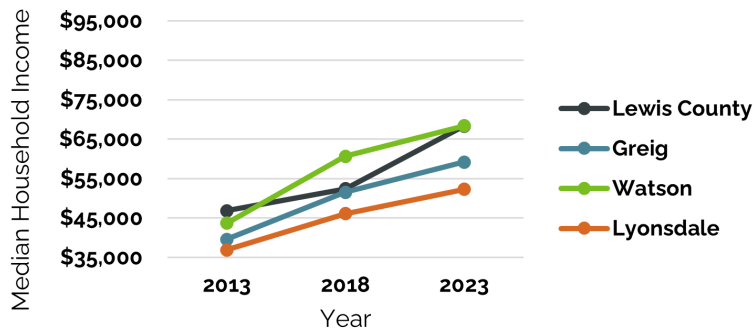
## RACE & ETHNICITY

Greig's population is primarily white (about 98 percent), with very small shares of Black or African American and Hispanic or Latino residents. While the Town is not racially diverse, it reflects the broader demographic composition of the surrounding County.

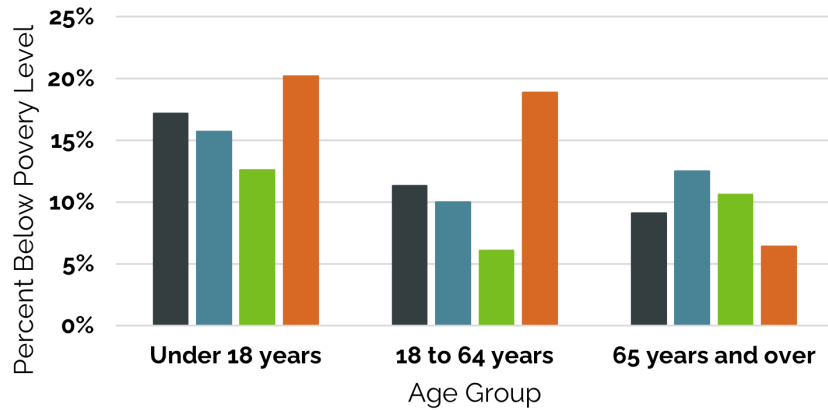
## INCOME & POVERTY

As shown in Figure 4, Greig's median household income has risen steadily and remains comparable to County averages. About 12 percent of Greig residents live below the poverty line, with seniors comprising the largest percentage (Figure 5). This is an important consideration for future community services and housing strategies.

**Figure 4: Median Household Income by Community**



**Figure 5: Poverty Levels by Age Group (2023)**



## LOCAL & REGIONAL ECONOMIC CHARACTERISTICS

Greig's economy is small and closely tied to recreation, tourism, and public sector employment. Many residents work in nearby Villages like Lowville or Boonville, while within Greig, most economic activity is tied to outdoor recreation and hospitality. In 2023, most Greig residents were employed by a private company or organization (51 percent), while about 24 percent are self-employed or unpaid family workers.

Employment is concentrated in education, health care, and social assistance (22 percent), with additional jobs in retail, construction, transportation, and agriculture. County initiatives such as Naturally Lewis, the Jefferson-Lewis Manufacturer's Alliance, and the Lewis County Parks and Recreation Department work together to strengthen small business growth and expand year-round economic opportunities. Naturally Lewis promotes entrepreneurship and tourism, leveraging outdoor recreation assets like trails, waterways, and parks to attract visitors and encourage local investment. The Jefferson-Lewis Manufacturer's Alliance supports the manufacturing sector through resources and networking opportunities, helping businesses thrive. Meanwhile, the Lewis County Department of Recreation, Forestry, and Parks enhances quality of life by maintaining and improving recreational facilities, expanding trail systems, and creating programs that draw residents and visitors alike. Together, these efforts diversify the economy, support local jobs, and showcase Lewis County as a destination for both outdoor adventure and business development.



## HOUSING

Greig's housing market is a mix of year-round and seasonal properties, with just over 1,000 total housing units and more than half used seasonally. Most year-round residents own their homes (about 86 percent), while renters account for roughly 14 percent. Single-family dwellings are the most prominent house type with most having two or three bedrooms. The average household size has grown to nearly three people, which is larger than the County average.

According to ACS data, the median monthly mortgage payment in 2023 was \$1,301, which was slightly below the County average. Median rent was \$880, higher than the County average. Home values have climbed faster in Greig than in nearby towns, increasing by nearly \$35,000 between 2018 and 2023, with most properties valued either between \$100,000 and \$150,000 or between \$300,000 and \$500,000, showing a widening gap in affordability. About 26 percent of all occupied households are considered housing burdened, and renter cost burden has risen sharply, increasing by 35 percent since 2013. The U.S. Department of Urban Housing and Development defines housing burdened households as those that are spending more than 30% of their gross income on housing.

Between 2013 and 2023, 403 homes sold in Greig, with seasonal and single-family residences making up most transactions.

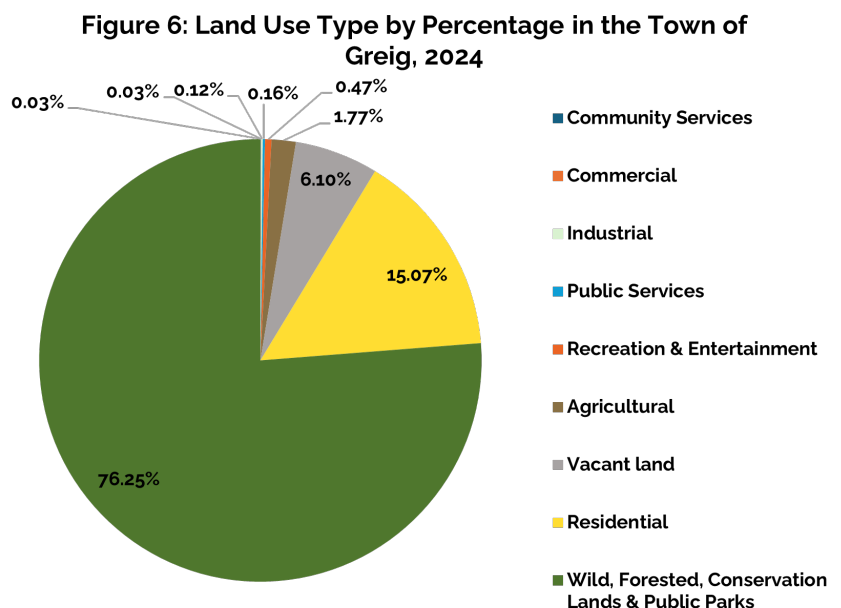
Short-term rentals are also a growing part of the housing landscape. In January 2025, there were 54 active listings on Airbnb and Vrbo, primarily concentrated near Brantingham Lake. While these rentals contribute to local tourism and income for homeowners, there is the potential for short-term rentals to impact the availability of long-term housing, parking, code enforcement, and to significantly alter the neighborhood character of the Town.

## LAND USE & ZONING

### Land Use

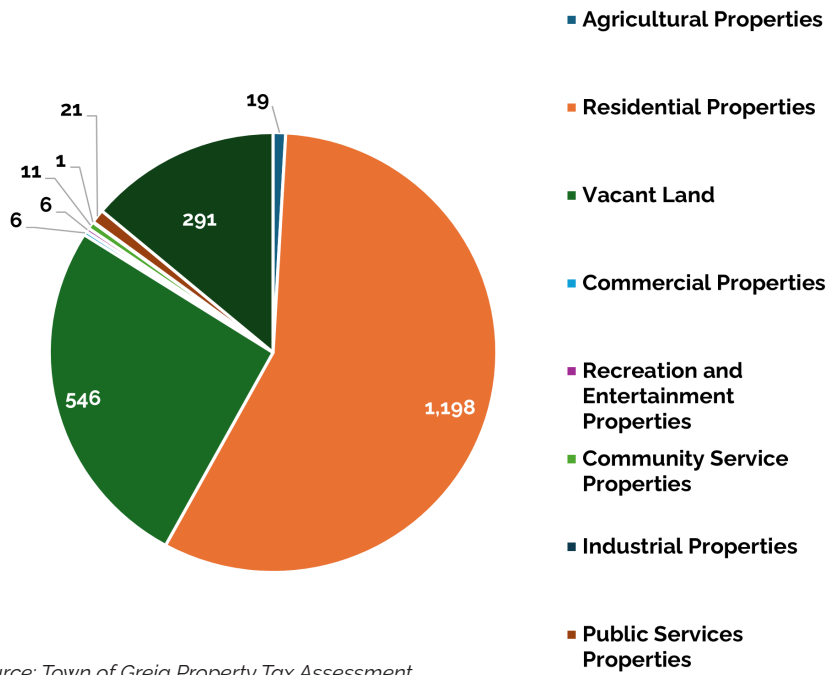
Documenting and analyzing Greig's existing land uses helps identify what type of development has occurred and where. It is also helpful to understand the property tax base for the Town. The following land use review was completed using 2024 Property Tax Assessment records with land uses by percentage shown in Figures 6 and 7.

Most tax parcels in the Town of Greig are classified as residential, according to tax assessment records, although they comprise approximately 15% of the total acres, as shown in Figure 6. Public parks, wild, forested, and conservation properties are another large land use in Greig, although not taxed, and include the state-owned forested land that falls within Town boundaries. It should be noted that a large number of residential parcels can represent a relatively small share of the Town's total acres when compared to large tracts of public, forest, and conservation lands. A significant portion of land in the Town is also identified as vacant land.

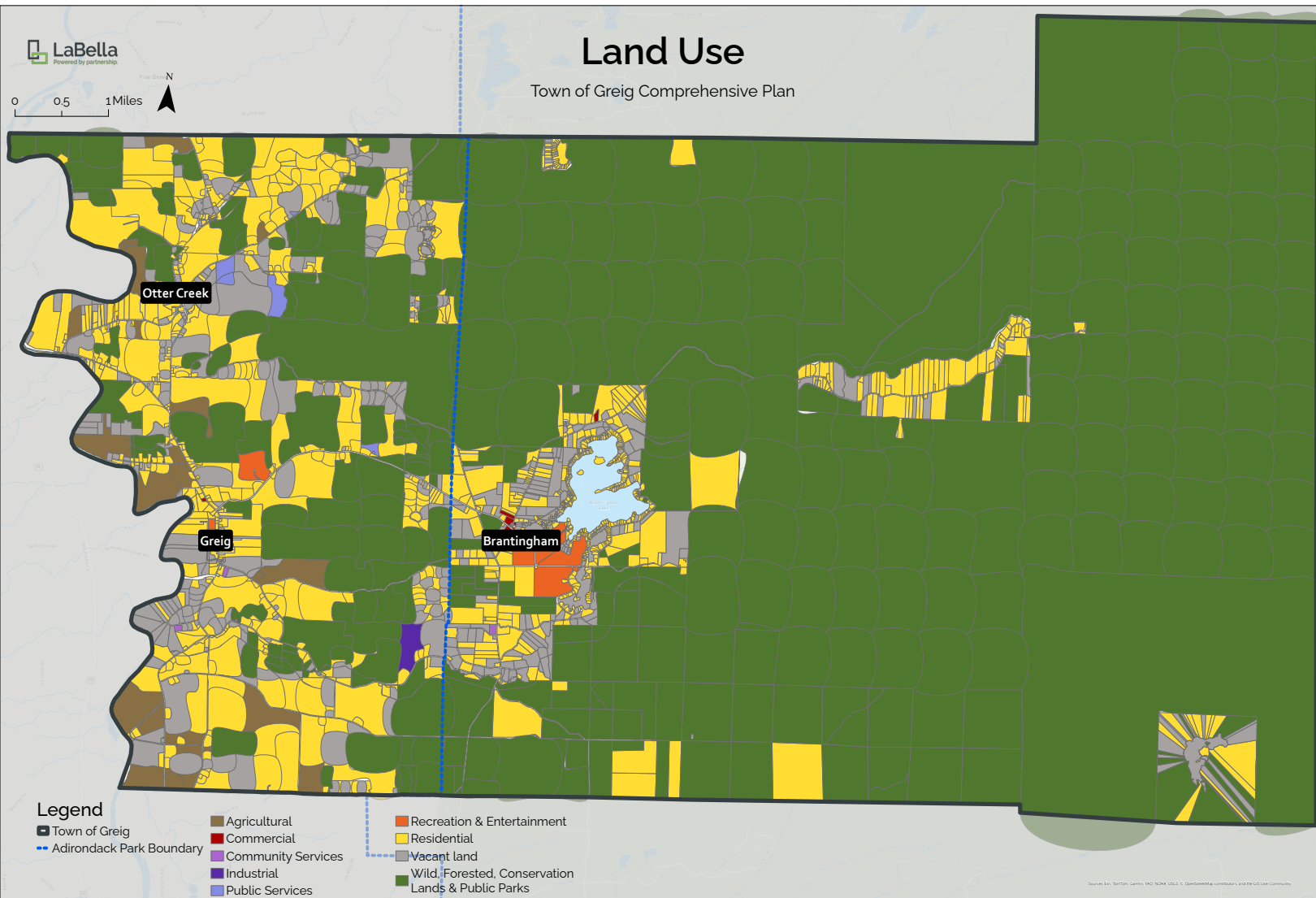


Source: Town of Greig Property Tax Assessment

Figure 7: Parcel Count (2023)



Source: Town of Greig Property Tax Assessment



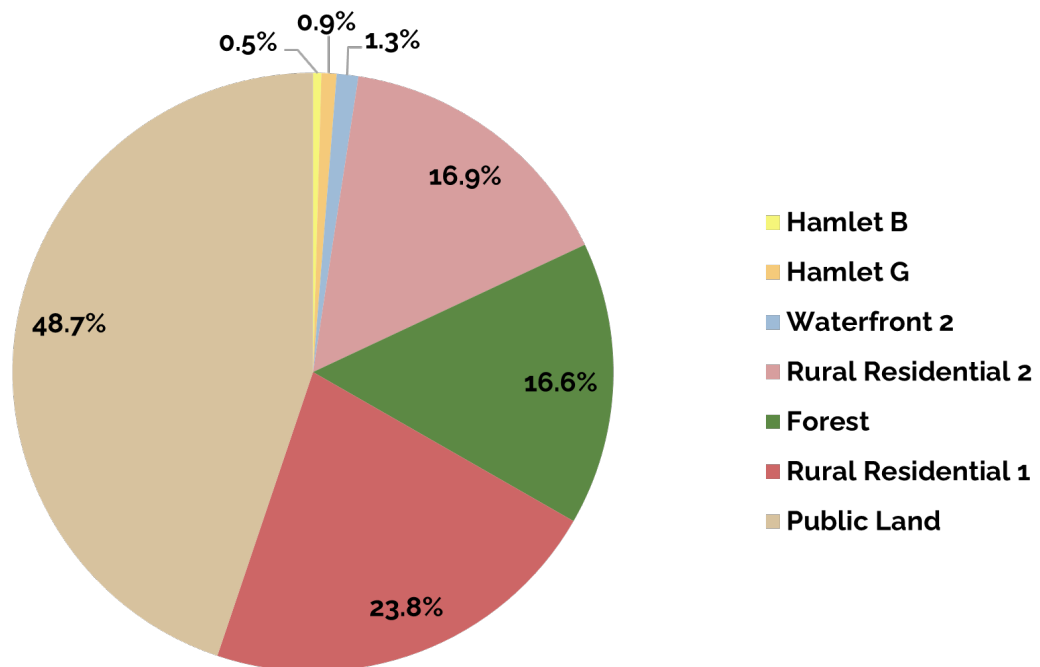
## Zoning

Land use and development regulations, like the Town's Zoning Code, are the framework for managing growth and development in the Town. Greig's original zoning code was written in 1990 and last amended in 2025. An agreement between Lewis County Building and Fire Codes and the Town of Greig authorizes the County to administer Greig's zoning code, starting April 1st, 2025. This agreement was arranged to assist the Town in enforcing, updating, and maintaining its code. An additional agreement between the County and the Town includes the full codification of Greig's zoning ordinance in the standard online legal format used in the eCode 360 system.

All lands in the Town are designated one of the following six zoning districts:

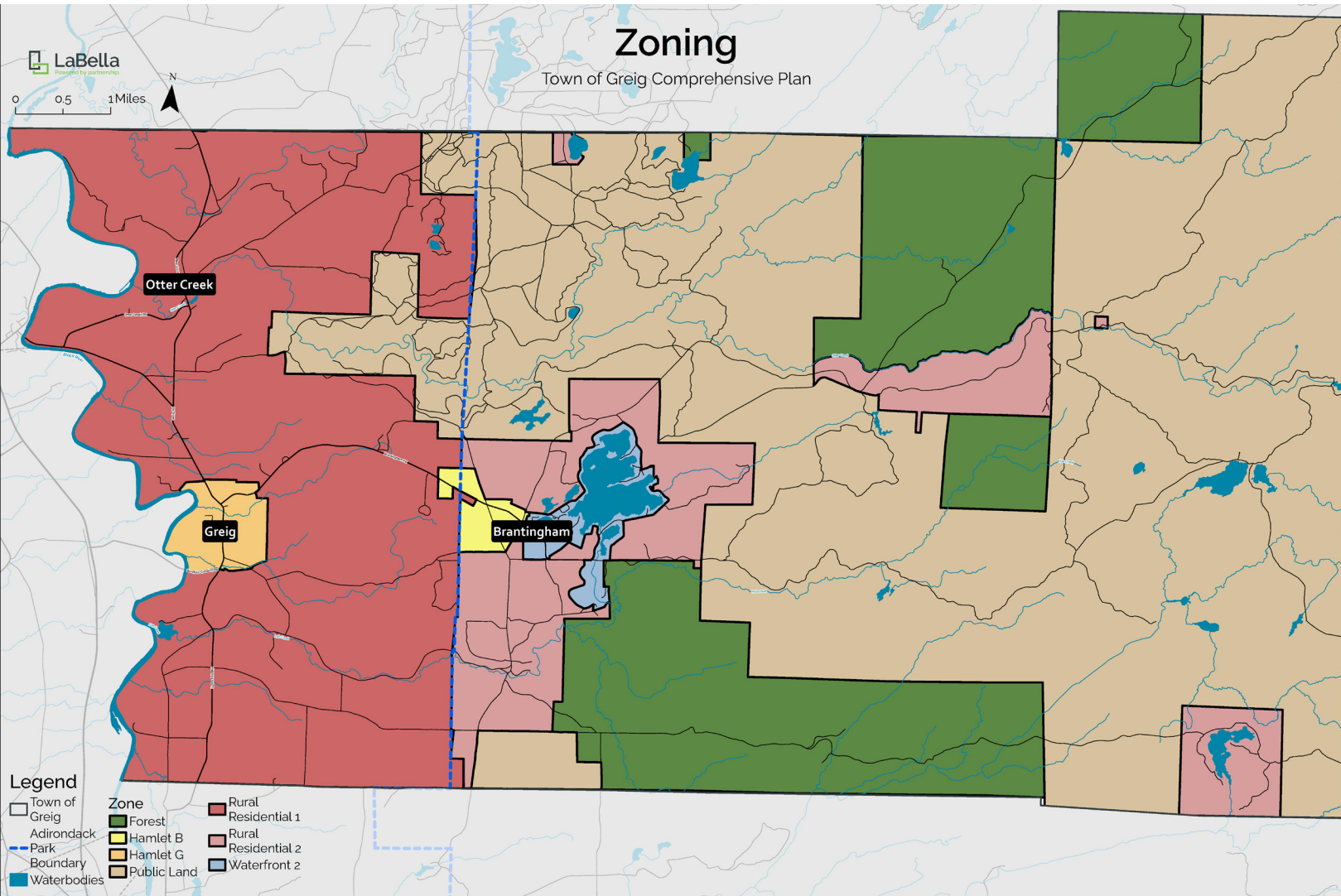
- Hamlet (H)
  - » The Hamlet District includes properties situated within the Town of Greig's traditional hamlet centers.
- Rural Residential-1 (RR-1)
  - » This district is designed to maintain the rural residential character of areas outside the Adirondack Park, while permitting compatible nonresidential uses through the special use permit process.
- Rural Residential-2 (RR-2)
  - » This district covers low-density residential areas located within the Adirondack Park and mirrors the intent of the RR-1 District, with the added requirement of Adirondack Park Agency jurisdiction. Certain nonresidential uses may be permitted by special use permit.
- Public Land (PL)
  - » This district applies to large tracts of land, typically exceeding 10 acres, that border other substantial parcels held by Local, State, or Federal agencies.
- Waterfront-2 (WF-2)
  - » This district manages residential development around Brantingham Lake, Lake of the Pines, Lily Pond, Pleasant Lake, and Mud Pond, allowing higher density lots while protecting water quality, shoreline character, and recreation. Limited nonresidential uses may be allowed by special permit, and all parcels are subject to Adirondack Park Agency regulations.
- Forest (F)
  - » This district is intended to conserve the natural character of heavily forested or undeveloped areas, where lot sizes typically exceed 10 acres. These lands generally lack public infrastructure and may contain topographic or environmental limitations that constrain development. New development is restricted to protect health, safety, and emergency access.

**Figure 8: Percentage of Lands of Each Zone, Town of Greig, 2025**



The Town also has two floating zones, the Heavy Industrial (HZ) Zone and the Light Industrial (LI) Zone. Floating zones are districts that are enabled through a Town's zoning ordinance but must proceed through an application to the Town Board, Planning Board evaluation, and satisfy conditions, prior to being implemented. A floating zone "floats" above a zoning map until it "lands" on a specific parcel following approval by the Town Board.

Source: Lewis County



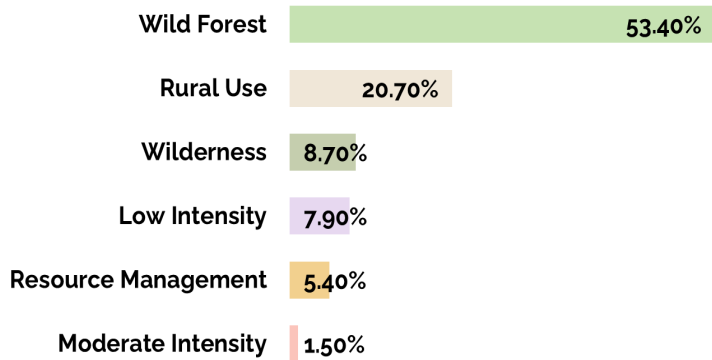
**Adirondack Park Agency**

Approximately 74 percent of the Town (43,743 acres) lies within the boundaries of the Adirondack Park. In addition to Town development regulations, these lands are also subject to land use regulations established by the Adirondack Park Agency (APA). All land use activities within the Park are overseen by the APA to ensure that development is consistent with environmental conservation objectives and regulatory standards. Within Greig, APA-managed lands are classified under the following land use categories:

**Wild Forest (State Land Map 2018)** – 23,329 acres - Wild Forest areas do not contain substantial vegetation or overgrowth and can accommodate more human use than wilderness areas. A wide variety of outdoor recreation uses are generally permitted.

**Wilderness (State Land Map 2018)** – 3,819 acres - A wilderness area is a state-owned land or water region that remains largely untouched by human development. It is protected to preserve its natural, primeval character, offering solitude and primitive recreation. These areas typically span at least 10,000 acres and may also hold ecological, geological, scenic, or historical significance.

Figure 9: Town of Greig's APA Land Use



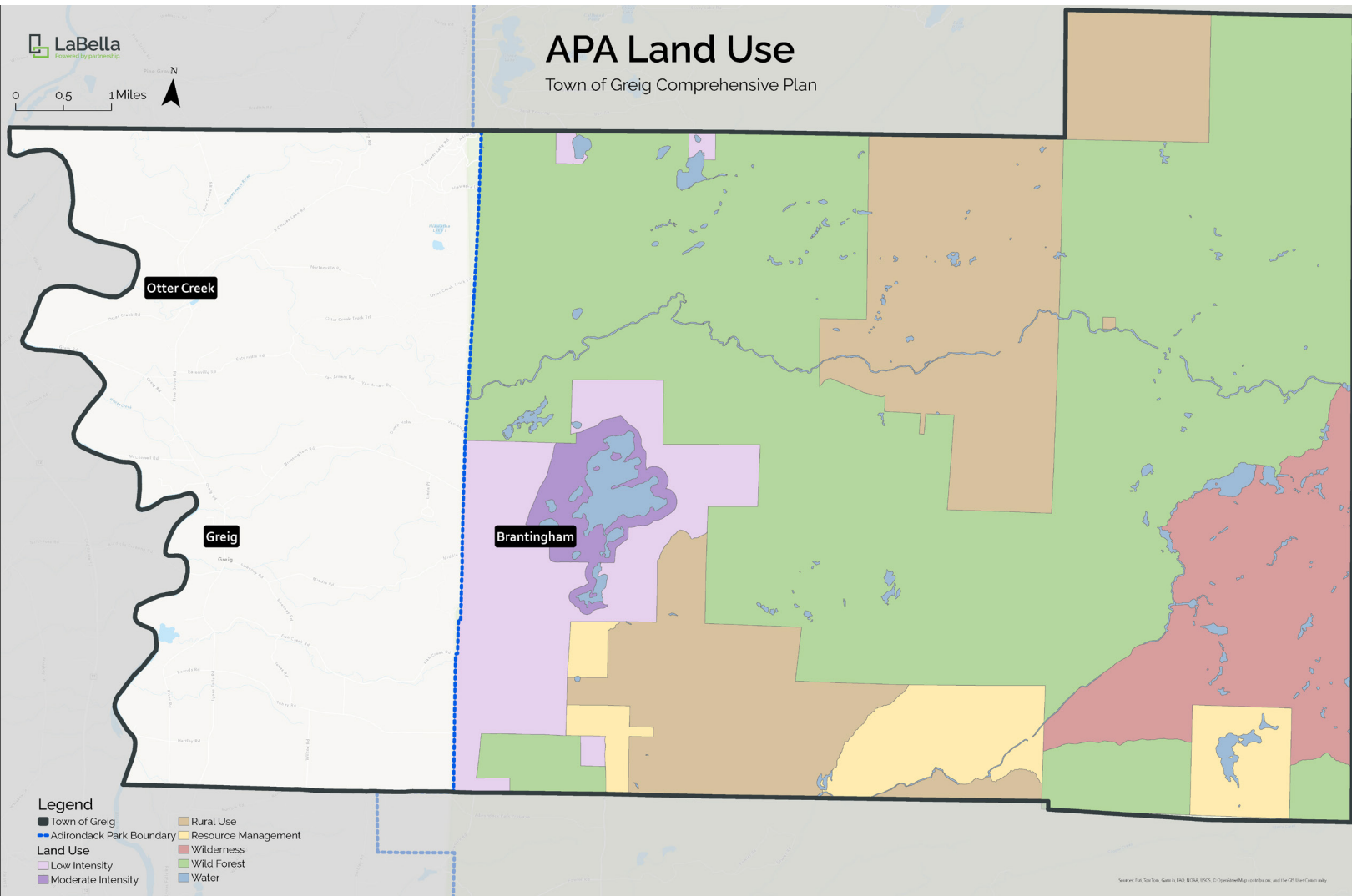
Source: APA

**Rural Use (Adirondack Park Land Use and Development Plan)** – 9,057 acres - Most uses require a permit; residential uses and reduced intensity development that preserves rural character are most suitable.

**Low Intensity (Adirondack Park Land Use and Development Plan)** – 3,476 acres - Most uses require a permit; residential development at a lower intensity than hamlet or moderate intensity is appropriate.

**Resource Management (Adirondack Park Land Use and Development Plan)** – 2,351 acres - Most uses require a permit; compatible uses include residential uses, agriculture, and forestry. Special care is taken to protect the natural open space character of these lands.

**Moderate Intensity (Adirondack Park Land Use and Development Plan)** – 652 acres – Most uses require a permit; relatively concentrated residential development is most appropriate.



## TRANSPORTATION

Greig's transportation network consists of County and town roads that connect its denser areas including Otter Creek, Brantingham, and Greig, and provide access to nearby employment centers and recreational destinations. The Town lacks public sidewalks and formal bicycle lanes. Public transportation is minimal but available through the Lewis County Public Transportation System, with weekday service connecting Greig to Lyons Falls and providing onward connections to Lowville, the County's primary employment and service center. Most residents rely on personal vehicles for daily travel, with average commute times of approximately 26 minutes. The Town's Highway Department, overseen by an elected Highway Superintendent, manages local roads and equipment, a critical responsibility given Greig's large rural area and dispersed population.

## TRAILS

The Town is surrounded by an extensive system of State and County-maintained routes used by snowmobilers, ATV riders, horseback riders, and hikers alike. Trails such as the Otter Creek Horse Trail, Pine Lake Trail, and Bear Ridge Trail connect residents and visitors to the area's vast public lands. This network provides both recreation and economic benefit, attracting outdoor enthusiasts from across the region. As trail use continues to grow, there is an increasing need for coordinated maintenance, clear signage, and improved wayfinding. While there are no Town-owned trails, improvements to trails within the Town have been recommended in Lewis County's recent Winter Recreation Master Plan which focuses on enhancing access and safety for all users.

## PARKS & RECREATION

Greig residents are active and love the outdoors. The Town Park, located just north of Town Hall, is a five-acre park that features a walking track, a baseball diamond, a pavilion with tables and power outlets, a basketball court, restrooms, fire pits, and playground equipment. The pavilion is frequently reserved by residents for family gatherings and events.

Otter Creek State Forest, managed by NYSDEC, is located within Greig's boundaries and is 1,206 acres, featuring hiking and horse trails, scenic views, and access to Otter Creek. The Otter Creek Horse Trails offer approximately 65 miles of interconnected paths primarily designed for horseback riding, though hikers are also welcome. Located in Lewis County along the western edge of Adirondack Park, the trails span

the Independence River Wild Forest and nearby state forests. The route follows old sandy roads and wooded paths through a scenic and varied landscape, passing Adirondack ponds and crossing several waterways including Otter Creek, Little Otter Creek, and the Independence River.

At 673 acres, the Independence River State Forest, managed by NYSDEC, is named after the fast-flowing trout stream that runs through its northern section. The forest's main recreational highlight is the Otter Creek Horse Trail System, established in the 1980s and continuously upgraded since. The trail system features an assembly area with amenities including roofed tie and stud stalls, parking, a picnic pavilion with grills, potable water for horses, portable toilets, and a restroom with sinks and toilets.

The eastern half of the Town of Greig is within the Adirondack State Park, land that is constitutionally protected to be forever kept as wild forest lands.

Singing Waters Campground is a scenic, family-friendly campground located along Fish Creek and managed by Lewis County. The site offers day-use access, tent campsites and a pavilion. The campground's natural setting near the Adirondacks makes it a popular destination for outdoor recreation, including hiking and wildlife viewing.



## HISTORIC & CULTURAL RESOURCES

According to the New York State Cultural Resources Information System (CRIS), the central portion of Greig (between Park Road and Sweeney Road, surrounding Greig Road) is within an archaeological buffer zone, meaning that the area is likely to contain important historical or cultural artifacts or that these items have previously been identified in the area. Brantingham Lake is also within an archaeological buffer area. Since portions of the Town fall within archaeological buffer zones, any development or activity involving ground disturbance in these areas may require additional review to protect historic and cultural resources. The Town should consider requiring special use permits for projects within these zones to ensure compliance with state and local preservation standards.

The Town also owns and maintains three cemeteries:

1. Sands Cemetery is located off Cemetery Road in Greig.
2. Brantingham Cemetery is located off North-South Road.
3. Otter Creek Cemetery is located on Otter Creek Road.

These are important memorials and historic sites for the community.



## NATURAL RESOURCES & CLIMATE

### Lakes

**Brantingham Lake:** A 341 acre private lake with 11 miles of shoreline and two islands. Formerly known as Fish Lake, it supports a variety of water based recreation, including boating, paddling, and swimming at the popular shallow area known as Sunken Island.

**Catspaw Lake:** A 37 acre, State owned freshwater lake near the edge of the Adirondack Park, used for fishing and non motorized boating.

**Pine Lake:** A 66 acre lake east of Brantingham offering fishing, non motorized boating, swimming, beach use, and hiking along its perimeter.

**Little Pine Lake (East Pine Pond):** A 13 acre lake connected to Pine Lake by a creek, with trail access and opportunities for fishing and non motorized boating.

**Other Lakes:** Pleasant Lake, Lake of the Pines, and Copper Lake are privately owned lakes within the Town. Copper Lake is an up-and-coming community on a non-motorized lake experiencing increased development. It is accessible via a minimum-maintenance road located in Herkimer County.



**Sand Pond & Little Otter Lake:** Sand Pond (21 acres) is partially State owned, while Little Otter Lake (45 acres) is entirely State owned and located within the Independence River State Forest.

**Rivers & Creeks**

**Fish Creek:** A 53 mile creek formed by the East and West Branches near Blossvale. The East Branch originates in southern Lewis County, and the creek ultimately flows into Oneida Lake. Fish Creek has historically supported notable fishing activity, including salmon runs, and remains a popular recreational waterway.

**Otter Creek:** A trout stream running through Otter Creek State Forest, meandering for nearly three miles within the forest's cut gorge. It provides scenic vistas and is part of the 65 mile Otter Creek Horse Trail System.

**Black River:** Flowing along the east side of the Tug Hill Plateau, the Black River offers multiple access points for kayaking, canoeing, fishing, wildlife viewing, and community paddling events. Historically, a 35 mile section of the Black River Canal connected it to the Erie Canal system.



# PAST PLANS & STUDIES

This section contains an overview of planning documents that contain policies and recommendations pertaining to the Town of Greig. Note that since these plans are under the purview of the County, as the Town does not have any, the Town is not required to align with the recommendations and policy directions.

Title	Description	Town of Greig Considerations
<p>Lewis County Comprehensive Plan, October 2009</p>	<p>This Plan provides a framework for decision making and investment in the County. It is the primary policy document for Lewis County and also provides guidance and direction on issues applicable to all communities within the County.</p>	<p>This Plan outlines a series of Character Areas that apply across County communities. Character Areas contain land-use frameworks tailored to specific place-types in the community. This includes, but is not limited to hamlets, villages, forests and lakefront areas. Greig is identified as having:</p> <ul style="list-style-type: none"> <li>• Three Hamlets &amp; Crossroads areas (Otter Lake, Greig (hamlet), and Brantingham);</li> <li>• Rural Living;</li> <li>• Forest;</li> <li>• Lakefront Living; and</li> <li>• Riparian Buffers.</li> </ul> <p>Each Character Area prescribes recommendations and design considerations that aim to preserve, sustain, and enhance its respective elements. At the time of writing this Comprehensive Plan, Lewis County is in the process of initiating an update to its Comprehensive Plan. Work is expected to commence in Winter 2025/26</p>
<p>Black River Watershed Management Plan, April 2010 (Updated in June 2016 to include Nine Element Watershed Management Plan)</p>	<p>This Plan identifies the existing conditions of the natural and built environments within the Black River Watershed. It reports on elements that negatively affect water quality and recommends strategies that emphasize water quality protection and improvement.</p>	<p>The Town of Greig is within the Black River Watershed. The Otter Creek, Fish Creek, Moose River, Upper Middle Black River, and Independence River Subwatersheds are within the Town. Some Watershed Management plan Recommendations for consideration in the Greig Comprehensive plan include:</p> <ul style="list-style-type: none"> <li>• Sign on to a Memorandum of Understanding and provide Representation on an intermunicipal coordinating organization;</li> <li>• Incorporate effective water quality practices into your local regulatory structure;</li> <li>• Adopt improved maintenance practices for County and Town highway departments</li> <li>• Continue to monitor and eradicate local populations of evasive species;</li> </ul>
<p>Lewis County Comprehensive Emergency Management Plan, Revised August 2019</p>	<p>This Plan is intended to enhance the County's ability to manage and respond to emergency and disaster situations. It assesses the different types of disasters that could affect the County, outlines response and management protocols, and provides a comprehensive framework for emergency responses. The plan also contains appendices that detail personnel and task force descriptions as well as the County's Emergency Alert System.</p>	<p>While this Plan does not name any particular municipality, it outlines responsibilities and expectations for towns and villages regarding emergency management.</p>

Title	Description	Town of Greig Considerations
Lewis County Agricultural and Farmland Enhancement Plan, April 2021	This plan focuses on sustaining, enhancing and supporting the agriculture industry in Lewis County. Much like a comprehensive plan, it consists of an inventory of agricultural conditions, a vision, and action items.	<p>Most of the lands along the western boundary of the Town are within Agricultural District No. 6. The Plan does not outline specific actions for the Town, but it does include actions for the County that may have implications for Greig, including:</p> <ul style="list-style-type: none"> <li>• Supporting the proper siting of renewable energy to protect farmland and rural character;</li> <li>• Developing a countywide natural resource inventory; and</li> <li>• Ensuring all water and sewer expansions, including those supported by the USDA Rural Development Grants, are reviewed for impact on agricultural districts and activities by the Lewis County Agricultural and Farmland Protection Board.</li> </ul>
Lewis County Human Services Coordinated Transportation Plan, 2021	This Plan outlines a series of recommendations for the County to advance that would result in increasing access to public transportation in the County. The Plan emphasizes collaboration across service providers in the County to help residents access medical services and amenities, and employees travel to work.	While there are no specific recommendations for Greig, high-level directions including educating residents and agencies on Lewis County Public Transportation services and benefits, and collecting ridership and transportation data, can be taken on by Greig.
Housing Needs & Market Analysis, May 2022	The assessment is comprised of a baseline housing initiatives report that examines Lewis County's existing documentation, plans, studies, and housing-related efforts; an overview of demographic and economic data relevant to population, households, housing, and employment; a current housing inventory detailing conditions, types, availability, and observable trends; a market analysis of residential real estate across various housing categories; and a set of strategies to support the implementation of recommended approaches for addressing identified housing needs.	<p>As this is a County strategy, recommendations are predominantly the County's responsibility. However, there are two recommendations that seek partnership with local municipalities to support housing choice expansion:</p> <ol style="list-style-type: none"> <li>1. All housing rehabilitation programs should require improvements to make the units more accessible to all. This consists of educating the development industry on universal design standards and equipping them with materials.</li> <li>2. Zoning should be updated to encourage accessory dwelling units and universal design standards.</li> </ol>
Lewis County 2025 Hazard Mitigation Plan	Lewis County has developed a Hazard Mitigation Plan (HMP) to reduce disaster-related risks to people, property, the economy, and the environment throughout the County. Prepared collaboratively by the County and 25 participating local jurisdictions, this plan serves as an update to the 2020 Lewis County HMP. The 2025 HMP provides a comprehensive countywide analysis and assessment of hazards, associated risks, and existing capabilities.	The Town of Greig participated in a mitigation strategy workshop and identified targeted hazard mitigation actions to address the hazards the community ranked as high-risk. The hazard risk ranking used both quantitative data (best available analysis) and qualitative factors, including past occurrences, likelihood of future events, and vulnerabilities related to population and community services; buildings and critical infrastructure; the natural environment; and other locally identified priorities. There are five actions described in the HMP, all of which are supported by the Plan Themes of Sustain, Balance and Enhance.

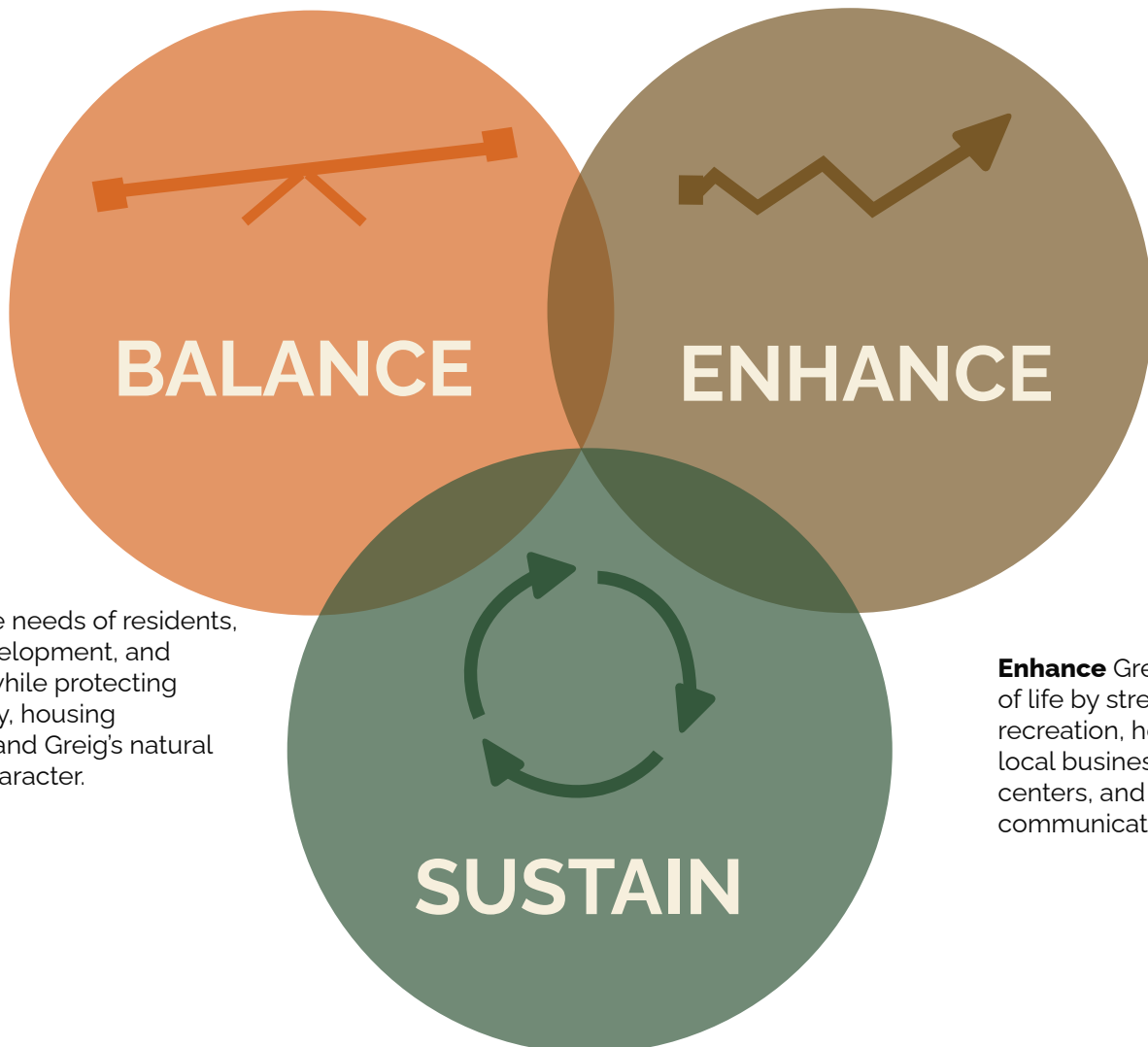
# Vision Statement

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, and expanded recreational opportunities, we will ensure a high quality of life for all residents—seasonal and year-round. We are committed to thoughtful, sustainable growth that responsibly strengthens our economy, supports local entrepreneurs and small business, and creates long term economic security for current and future residents. Guided by respect, stewardship, and transparency, Greig will remain a welcoming, safe, and vibrant place to live, visit, and enjoy for generations to come.

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# PLAN THEME & GOALS

Plan Themes help establish a decision-making framework to ensure that decisions made align with, and work toward, the established vision. Greig's Plan Themes are multi-faceted and have been developed with input from the community and the Comprehensive Plan Committee. Each theme was then refined through a Smart Growth lens to ensure that Greig will be set up to make thoughtful decisions related to Smart Growth considerations like efficient use of infrastructure, protection of natural resources, provision of various housing types, land use, and suitable community amenities.



**Balance** the needs of residents, visitors, development, and recreation while protecting public safety, housing availability, and Greig's natural and rural character.

**Enhance** Greig's quality of life by strengthening recreation, housing options, local businesses, hamlet centers, and community communication.

**Sustain** Greig's rural identity and long-term stability through responsible land use, updated regulations, careful management of Town resources, and protection of natural and historic assets.



## 1. The interests of residents with tourists and visitors, ensuring a high quality of life for everyone.

Greig prides itself on being a quiet and natural community where both year-round and seasonal residents find tranquility in its environment. Through the community survey and public open houses, residents clearly indicated that they want these key characteristics to remain so that future generations can enjoy the same comforts that they do. With Greig increasingly becoming a tourist destination as well as a "stop along the way" to the Adirondacks and northern New York, sustaining the existing community character that property owners have come to love may be challenging.



## 2. Short-term Rentals (STRs) with housing in the community through proactive planning and suitable regulations and enforcement.

The Greig community is no stranger to short-term rentals. Throughout the comprehensive planning process, residents have expressed concerns with STR clustering, operations, maintenance, and guest etiquette. We also know that, as identified in the Community Profile, there are at least 54 active STRs in Greig.

From an economic development perspective, the community understands that short-term rentals are a source of income for property owners and that guests patronize local establishments. As such, Greig is, like many other Adirondack and northern New York communities, tasked with creating a regulatory framework that allows STRs in a manner that aligns with the community's vision. It is not the intent of this Plan to suggest over-regulation of STRs, or discourage operations, but rather to provide directions for potential local laws or ordinances pertaining to life-safety and community character.

## GREIG WILL BALANCE...

### 3. New development with the conservation of natural resources and available infrastructure.

The Town's lakes and forests are treasured by residents and fundamental to its identity, making their long-term protection essential as development pressures increase. To safeguard these resources, the Town should adopt mitigation measures that ensure new projects do not diminish lake levels through unauthorized water extraction and do not compromise water quality through runoff, erosion, or sedimentation. Codifying such protections will help maintain the ecological integrity of natural features, preserving their recreational value, scenic character, and environmental health for future generations.

Balancing new development with local infrastructure is essential for a rural town because growth can only be successful when roads, water systems, emergency services, and community facilities are able to support it. When development outpaces infrastructure, towns can face higher maintenance costs, unsafe traffic conditions, strained wells and septic systems, and reduced quality of life for residents. By planning growth in step with the capacity of local infrastructure, rural communities can protect their small town character, ensure public services remain reliable and affordable, and guide development in a way that strengthens, not stresses, the community.

### 4. Recreational opportunities and trail usage among user groups to the greatest extent possible.

With increased trail usage throughout the Town, the potential for conflicts between user groups also increases. Horseback riders, ATV/OHVs, snowmobiles, pedestrians, hikers and cyclists all enjoy trails, however, with increased tourism comes additional users. The community has indicated that certain user groups may be perceived to take priority over others. Despite the Town not owning any trails, it is important to acknowledge trail users that spend time in Greig.



## GREIG WILL ENHANCE...



### 1. Recreational opportunities, both indoor and outdoor.

Through the comprehensive planning process, many have expressed desire for additional recreational opportunities. With recreation at the core of Greig's identity, it's important that the goals and recommendations of the Comprehensive Plan support enhanced recreation in the community.



### 2. Its local economy and commercial property tax base.

Less than one percent of all properties in Greig were assessed as commercial in 2023. This indicates a clear gap in businesses, shops, restaurants, etc. that help achieve a complete community. Enhancing the commercial tax base would not only bring additional dollars to the Town but also provide its residents and visitors with day-to-day amenities and convenience and potentially lower residential taxes.

### 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.

Greig's housing stock is predominantly comprised of single-family dwellings. With the median age of the community hovering around 52 since 2018, aging residents may seek smaller, more communal housing styles. The Town should prioritize housing diversity in decision-making.

According to the ACS, approximately 25% of homes in Greig were constructed after 2000. Young families and prospective residents may be seeking newly constructed homes as maintenance and repair costs are generally lower. To encourage new families to move to Greig, the Town should plan for new construction in a balanced and thoughtful way in desirable areas.



### 4. Communication strategies with the community.

Disseminating alerts, updates, and news to residents has historically been challenging for Greig. The Town's primary means of communication are through Facebook and the Town's website. The latter was recently in 2024, and the Town's intent is to establish it as the primary source for Greig information.



**1. Its rural nature and character while encouraging more dense development on a case-by-case basis in alignment with the vision and goals of this plan.**

As two integral components of the Town's identity, the goals and recommendations of this plan will sustain its natural look and feel and guide new development to be compatible with the community's established character. Confirmed at an Open House, the predominant single-family residential housing style on large lots with generous setbacks is representative of the Town's rural appearance and sense of place. Additionally, the community has expressed concerns with rising housing costs and is open to smaller housing options, provided they are not introduced into established areas where large lots are a defining feature.

Equally important to the Town's identity is the long-term health of its lakes and waterways. Maintaining high lake water quality is essential not only for protecting the Town's natural beauty and recreational assets, but also for preserving ecological integrity, sustaining wildlife habitat, and supporting property values. As development and land use patterns evolve, proactive stewardship, through responsible site design and stormwater management, will be critical to ensure that development does not degrade water resources. By prioritizing lake water quality alongside rural character, the Town can safeguard the environmental features that residents value most while guiding development that remains compatible, sustainable, and resilient for future generations.



**2. Its local businesses.**

Greig is limited in its local businesses. It is critical that the goals and objectives of this plan do not impede existing commercial and retail operations.

**3. Responsible management of Town resources and assets.**

Imperative to maintaining relatively low annual tax increases is the continued stewardship of Town funds and assets, which includes diversifying the tax base where feasible.

# PLAN STRATEGIES



**1. Be proactive in considering impacts of Short-Term Rentals in the community by establishing thoughtful and enforceable criteria and regulations.**

Greig's growing popularity as a tourist destination has accelerated the expansion of short-term rentals, prompting residents to voice concerns during the community survey and public open houses. Community members expressed unease about the lack of clear regulations governing short-term rentals, particularly related to on-road parking on narrow streets that can obstruct traffic and emergency vehicles, the year-round occupation of dwellings originally built for seasonal use, and the potential for overcrowding of guests. These issues contribute to worries about neighborhood character, noise, safety, and overall livability. While the community is not seeking to ban short-term rentals, residents are calling for reasonable guardrails on occupancy, use, and operational standards to reduce negative impacts and better protect public health, safety, and quality of life.

The Town Board should work with Lewis County to develop a set of short-term rental regulations that address community concerns including, but not limited to, public health and safety, water quality protection, off street parking requirements, boating and watercraft use, building code compliance, and property maintenance. Regulations should also require that short term rental owners and guests receive clear guidance on maintaining and cleaning watercraft to prevent the introduction and spread of invasive species and to support overall water quality stewardship.



**2. The Town should prioritize the protection of its rural and natural character by limiting the size and intensity of industrial development and by steering away from heavy industrial uses, including commercial-scale renewable energy and energy storage projects, that are incompatible with community values and resident well-being.**

Lewis County is becoming increasingly sought after for renewable energy and storage projects and industrial development due to the Black River – Beaver River 115 kilovolt (kV) Transmission Rebuild project. Residents have expressed concerns with commercial-scale renewable energy and storage projects citing potential for erosion of the Town's rural character. At the time of writing this report, the NYS Local Government Committee is reviewing legislation that would establish development standards for solar energy storage systems with 5000 kW or less. Should it be passed at the Senate, municipalities would be unable to implement zoning restrictions or development standards more restrictive than what is outlined in the Bill.

**a.** The Town Board shall monitor the progress of Senate Bill S5506 and S8119A to stay informed on potential changes to statewide energy storage permitting, zoning standards, host community benefits, wetlands regulations, and limits on local moratoriums affecting distributed generation projects.

**S5506:** This bill would allow the State to move towards its stated goal of 6GW energy storage by 2030 by allowing the Office of Renewable Energy Siting (ORES) to streamline the environmental review and permitting of major energy storage projects.

**S8119A:** The act defines key terms; establishes uniform, statewide standards for distributed generation energy facilities that local zoning laws may not exceed; expands host community benefits by requiring developers to offer residents discounted, first refusal access to utility bill credits; directs the Department of Environmental Conservation to create appropriate freshwater wetlands permitting rules for these facilities; limits local moratoriums on such projects to six months; and assigns enforcement authority to the New York Department of State.

**b.** The Town Board should develop a set of regulations that aim to minimize potential adverse impacts and life safety concerns from light industrial uses, and support compatibility with adjacent land uses. This may include, but is not limited to, setbacks, screening, structure height, lot coverage, and requiring fire protection plans and operational training.

### The Black River – Beaver River 115 kilovolt (kV) Transmission Rebuild project

The project entails rebuilding approximately 27.44 miles of 115 kV transmission lines between the existing Black River Substation in LeRay, Jefferson County, and the new Beaver River Substation in Croghan, Lewis County. The route crosses multiple towns and villages in Jefferson and Lewis Counties. The rebuild will primarily occur within the existing right-of-way (ROW), though a segment requires a new ROW and expanded easement rights. National Grid asserts that the project is critical for maintaining safe, reliable service and supporting Climate Leadership and Community Protection Act goals in the Watertown/Oswego/Porter Area of Concern.



### 3. Promote harmony between different outdoor recreational groups.

Using ATVs/OHVs on roads for errands or short trips is becoming increasingly popular in the town. Through the development of this Plan, many community members described concerns with this trend and feel that actions should be taken to minimize potential conflict and life-safety risks. Survey respondents indicated that their primary transportation method is their personal vehicle, however, many also use their ATV, golf cart, or horse to move around the town. What people drive also influences the road construction as ATV- and snowmobile-riders are generally less in favor of paved roads because of the wear and tear on machines. The Town of Greig is challenged with balancing the needs of a variety of road users. The Town Board should partner with Lewis County and adjacent municipalities to:

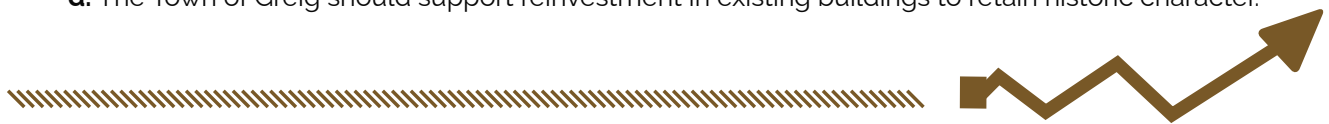
- a. Encourage responsible and safe ATV/OHV usage through measures including, but not limited to, posting details about permitted hours, nearby amenities, emergency services, and other user groups, on trail signage.
- b. Establish a safety and etiquette guide that outlines necessary permits, general rules of the road and hours of operation. This guide should be made available on the Town of Greig's website and at local businesses.
- c. Explore opportunities to develop new trails for exclusively non-motorized use.
- d. Consider establishing a volunteer trail use monitoring patrol group.

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**1. Emphasize the Town of Greig'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.**

Historically, hamlets in the Town of Greig were home to a variety of local businesses and services with rural-area residents traveling for groceries and day-to-day supplies. With the loss of the post office and only one convenience store remaining in Brantingham, it is imperative that new restaurants, retail, and convenience store uses be directed to hamlets to support residents.

- a. As part of the Planning Board review of applications for new development, the Town's hamlets should be prioritized as locations for residential and commercial developments.
- b. In partnership with Naturally Lewis, the Town of Greig should promote Otter Creek, Greig and Brantingham as "business friendly" to attract investment and revitalization.
- c. The Town Board should support long-term economic development by updating zoning regulations to ensure designated hamlet areas are business-friendly and not overly exclusionary, allowing for appropriately scaled small-scale commercial and mixed-use development. This should include reevaluating commercial use restrictions in light of the Town's limited commercial corridors, lack of municipal infrastructure, high tax burden, and absence of State Highway access, to avoid unnecessarily constraining future economic opportunities.
- d. The Town of Greig should support reinvestment in existing buildings to retain historic character.



**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.**

While preparing this plan, the Comprehensive Plan Committee emphasized the need for reliable and accurate housing data and understands the importance data plays in not only understanding the community's needs but preparing competitive funding applications. A key objective of this housing strategy will be to compile data that is as accurate as possible.

Statistics indicate that the Town of Greig has a generally older population than adjacent communities. Furthermore, the greatest percentage of residents in the community are between 60 and 84 years old. Similarly, to attract and retain younger families to Greig, viable housing must exist. To sustain a high quality of life for residents, balance the different housing needs of all ages and enhance housing opportunities, the Town Board should:

- a. Partner with Lewis County Planning, Naturally Lewis, and/ or qualified consultants to undertake a grant-funded housing study for the Town of Greig. This study should include an assessment of ownership tenure and STRs, identify opportunities for senior housing, and prioritize suitable locations for new senior housing near services.
- b. 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.
- c. Review and update the zoning regulations regarding housing and lodging accommodation to ensure they are conducive to this Plan.



3. Implement the recommendations of the Lewis County Housing Needs Assessment to expand housing stock in the County.

The Housing Needs Assessment was completed in 2022 and was designed to identify the County's most pressing housing challenges. It provides a comprehensive review of existing housing-related plans, studies, and initiatives; analyzes demographic and economic data on population, households, housing, and employment; and includes a current housing inventory detailing conditions, types, availability, and trends. The assessment also features a market analysis of residential real estate across all housing types and outlines strategies with recommended approaches to address identified housing needs. The Town Board should:

- a. Support a diverse and adaptable housing stock by revising zoning regulations to permit Accessory Dwelling Units and advance universal design standards, providing options for small-scale housing, accessibility, and aging in place for Town residents.
- b. Partner with Lewis County to create educational materials related to universal design standards.

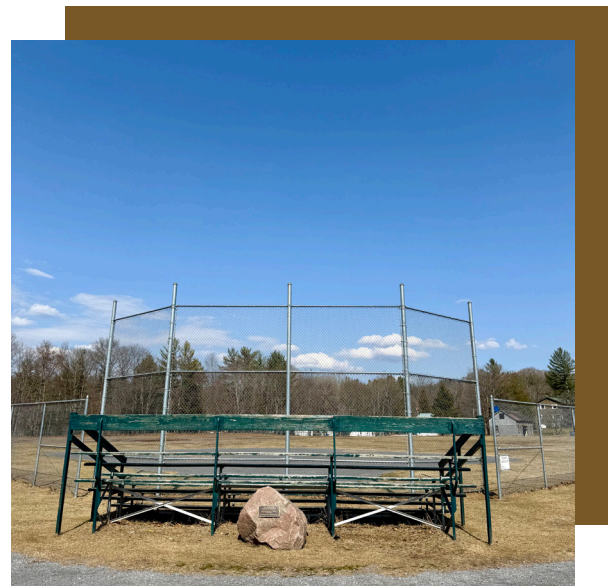
#### 4. Improve the quality, accessibility, and availability of parks, trails, and recreational opportunities to enhance community well-being in Greig.

Recreation is integral to the Town of Greig's identity. Throughout the development of the Comprehensive Plan, indoor and outdoor recreation opportunities have been identified as bringing the community together and fostering community identity and pride. The community has also pointed out gaps in the Town's recreation offerings including an underutilized Town Park and a lack of indoor recreation. Additionally, within Greig is an expansive trail network; however, many of these trails are informal, unlinked, unmapped, or property ownership is unclear.

At the time of preparing this plan, Lewis County is developing a Non-Motorized Winter Recreation Plan for the Commons Multi-Use Trails, which are in the southeast corner of the Town and cross into the Town of Lyonsdale. The purpose of the Recreation Plan is to provide detailed, actionable recommendations for the Commons Trail area while serving as a countywide framework for winter operations, maintenance, wayfinding, and trail development. By addressing non-motorized access needs in the study area, the plan will establish best practices

To enhance recreational opportunities and sustain this integral element of Greig's identity, the following action items have been identified:

- a. The Town Board should consider pursuing funding collaboratively with County partners to prepare a Trails and Recreation Master Plan that includes the following:
  - i. A map of all on- and off-road trails in the Town along with jurisdiction, permitted uses/users, hours of operation, trailheads, and ownership (public or private).
  - ii. Assessment of the feasibility of an indoor recreation center and recommended location and amenities.
  - iii. The Town of Greig should partner with Lewis County to identify suitable roadways for on-road bicycling and walking infrastructure. While many of the roads within Greig are under the jurisdiction of the Town, key roadways like Greig Road, Brantingham Road and Lyons Falls Road are owned and maintained by the County. Many of the cycling trails in Greig are accessible from roadways or require some on-road travel. By dedicating physical roadway space to cyclists, safety, comfort and usage increases.
- b. The Town Board should 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.
- c. The Town Board should identify opportunities to partner with Camp Aldersgate to expand programming and community involvement and collaborate on marketing efforts that help draw more visitors and residents to the community.
- d. The Town of Greig should develop a guide/strategy for seniors in the community that provides resources and guidance related to recreational opportunities, healthcare and social
- e. 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.
- f. Work with Lewis 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.



## 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.

Through public engagement, the project team heard extensively about Town's heritage and the many annual events and festivals. Generally, these events are held at private establishments and promoted through informal channels like personal Facebook pages. Providing a public facility as a hub for events and information could enhance the Town's capacity for future community building.

The Visitor's Center could also provide a location for mail and package pick-up and drop-off. In late 2021, the Town's sole post office closed. Located within the Brantingham General Store at 5508 Partridgeville Road, it served the community for over 10 years. There has been a post office in the community since 1870. Greig residents have been directed to the Glenfield Post Office which is approximately seven miles west of the Brantingham General Store. For residents who live in the eastern area of Greig, a round-trip to retrieve mail can result in over an hour of driving.

- a. The Town Board should seek funding to develop a Visitor's Center/ History Museum that could act 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.
- b. Placemaking shall be a priority for the development of the Visitor's Center. Residents shall be encouraged to assist in curating and programming the Center. If possible, the community should also be encouraged to participate in aspects of the design process, time and resources permitting.
- c. The Town Board should encourage residents in unserved areas to formally request mail delivery from the Postal Service, as USPS typically considers establishing new delivery routes when there is sufficient resident demand. The Town Board may assist by sharing information on how to submit requests and by communicating the broad community interest to USPS.

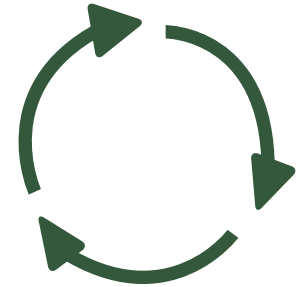


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**1. Update the Town's Zoning Ordinance to reflect the vision and goals of the Comprehensive Plan.**

As per Article 16, Section 272-A of NYS Town Law, the Town Board should update its Zoning Ordinance in accordance with this Comprehensive Plan. Key updates should include, but are not limited to:

- a. Short-term Rental regulations
- b. Decreasing the minimum lot dimensions and setbacks in the Rural Residential 1 zone to enable smaller, more affordable housing development.
- c. Renewable energy and storage projects.
- d. Distinguishing "storage trailers" from all other types of trailers by way of definition.
- e. Where suitable, codifying County design guidelines.



**2. The Town of Greig, with support from Lewis County, should monitor development and regulatory issues and trends, and when necessary, revise and update the Zoning Law:**

An up-to-date Zoning Ordinance will support effective and responsible code enforcement. Ongoing review should prioritize property maintenance (e.g., derelict/unregistered vehicles and outdoor storage.)

**3. 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. With select areas of the Town located within a 100-year flood zone and existing residential development concentrated around lakes and rivers (100-year flood zone waterbodies), it is imperative that the Town Board work with Lewis County to implement the recommendations proposed in the 2025 HMP Update.



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4. The Town Board should 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 should be updated to keep assets effectively designed, well-maintained, and capable of meeting the community's needs.

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 the restoration of structures and features, a historical designation of both Sands and Brantingham Cemetery should be explored.

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5. Revitalize and redevelop vacant commercial properties in the Town's settlement areas, like Otter Creek, Greig and Brantingham.

- a. The Town of Greig should create an inventory of commercial properties that are vacant and in need of revitalization and or redevelopment.
- b. The Town of Greig, with assistance from Naturally Lewis, should prepare a redevelopment strategy and market analysis 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.



## FUTURE LAND USE PLAN

The Future Land Use Plan establishes a clear vision for how the Town of Greig will consider future development while preserving the community's quiet and rural character. Informed by community input and an understanding of local conditions and development pressures, the Plan provides a framework for balanced, responsible growth. Its purpose is to ensure that Greig remains a peaceful, rural community while accommodating new development in a thoughtful way that aligns with its vision.

The Future Land Use Plan also provides directions for amendments and updates to the Town's zoning code. The following land use designations are not intended to replace or supersede the names of the Town's existing zoning districts. Rather, they are intended to balance the most recent zoning framework with future zoning changes, and provide guardrails for zoning changes. Underneath each land use designation is the complementary zoning district. These designations are intended to maintain the general make-up of the community, which is what residents have frequently cited as fundamental to Greig, while allowing thoughtful implementation through zoning.

## LAND USE DESIGNATIONS









	Description	Uses
<b>Settlement Area (Hamlet District)</b>	The Settlement Area designation identifies Greig's denser areas and the developed areas around Brantingham Lake as the town's primary residential centers. These areas include clusters of year-round and seasonal homes, with small-scale commercial or civic uses allowed where they support local needs. Multi-family residential development should be directed to the Settlement Area to support proximity to commercial uses and minimize sprawl. Development should protect the lake's environmental qualities and maintain Greig's rural character.	The Settlement Area should provide a mix of residential and small-scale commercial uses that meet the needs of seasonal and year-round residents. This could include restaurants and cafes, retail and grocery stores.
<b>Rural (Rural Residential Districts)</b>	Rural areas are primarily residential, with larger lots that preserve open space. Low-density development should be carefully sited to complement the surrounding environment and support access to outdoor recreation, including Greig's extensive trail networks and trailheads. Protecting and enhancing trail access is a key priority to ensure residents and visitors can continue enjoying the town's natural setting.	The Rural land use designation supports low density residential development on larger lots while preserving the open landscapes, natural features, and quiet character of the Town of Greig. Appropriate uses include single family homes, home occupations, and small scale, low impact businesses that fit the rural setting. Agriculture, forestry, conservation activities, and outdoor recreation, such as hiking, snowmobiling, and trail access, are encouraged.
<b>Riverfront (Rural Residential Districts)</b>	The Riverfront designation applies to land along major waterways, including areas within mapped flood zones. These areas should prioritize open space, conservation, and low-impact recreation due to their environmental sensitivity and flood risk. Limited residential or other uses may be appropriate outside high-risk zones, provided they meet all floodplain standards. The intent is to protect water quality, preserve riparian habitats, minimize invasive species, and maintain safe, responsible public access to the river corridor.	The Riverfront designation supports land uses that protect the ecological function, scenic character, and flood-prone nature of lands along Greig's rivers and streams. Appropriate uses include open space, conservation, and low-impact outdoor recreation such as trails, fishing access, and nature observation. Limited residential use may be appropriate outside of high-risk flood areas, provided development follows all floodplain standards and minimizes disturbance to riparian habitats. Additional considerations should be made regarding the placement of septic systems to avoid water quality issues. Commercial or intensive uses are generally discouraged due to environmental sensitivity and the need to maintain natural flood storage.

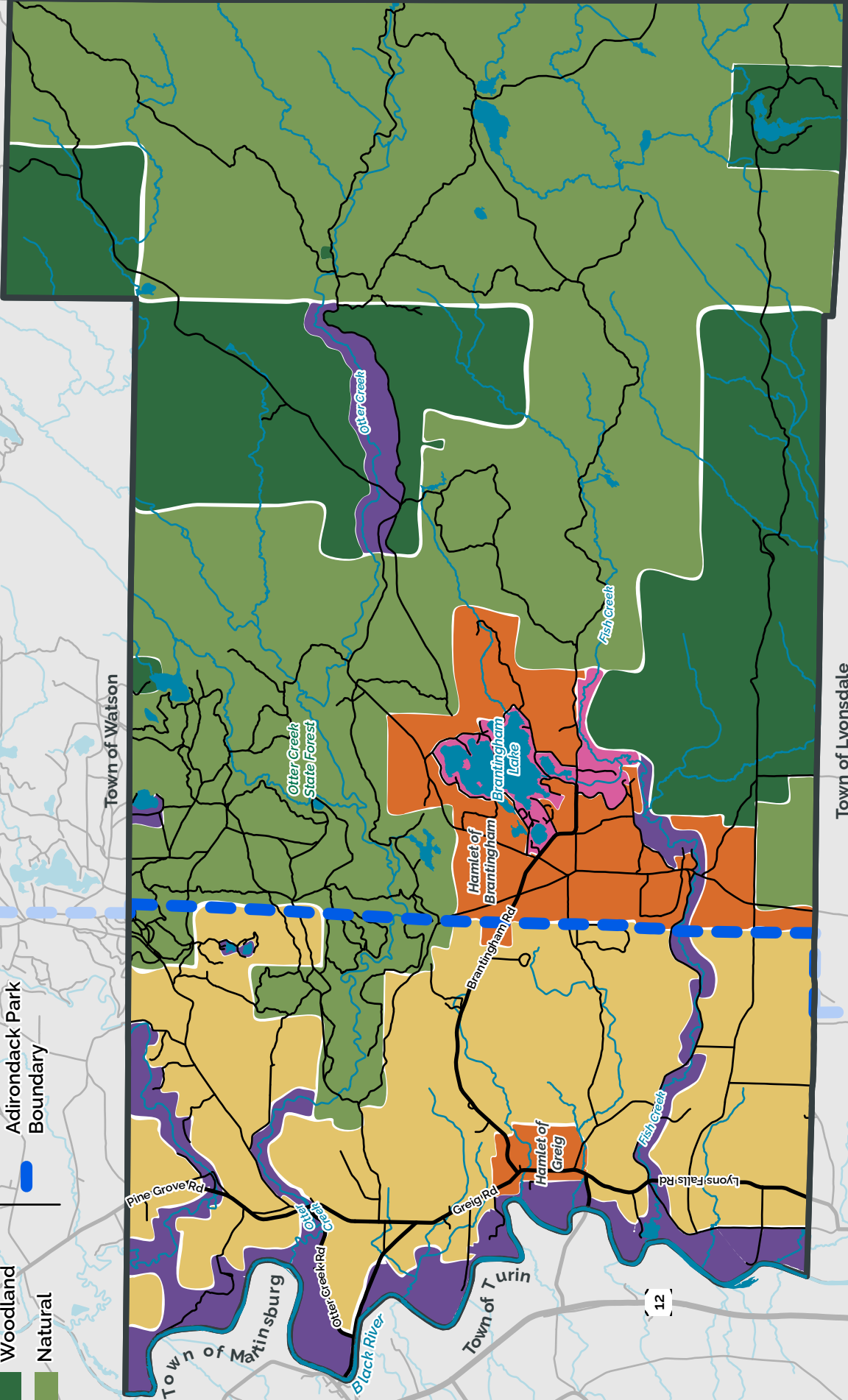
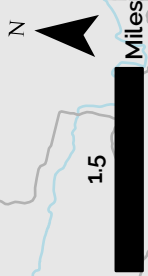
## LAND USE DESIGNATIONS

	Description	Uses
<p><b>Lakefront (Waterfront District 2)</b></p>	<p>The Lakefront designation applies to the residential properties and long standing camps surrounding Greig's lakes, ponds, and adjacent shoreline areas. Development should respect the environmental sensitivity of the shoreline, including mapped flood zones, by following appropriate siting, elevation, and stormwater practices. The intent of the Lakefront designation is to maintain a balance between lakeside living, recreational use, and responsible environmental stewardship by protecting water quality, preserving riparian habitats, preventing the introduction and spread of invasive species, and maintaining safe, responsible public access to the river corridor. This ensures the lake remains a valuable community asset for current and future generations.</p>	<p>The Lakefront designation applies to lands along Greig's lakes, where residential, recreational, commercial and environmental values should be balanced in alignment with the Low Intensity and Moderate Intensity APA Land Uses. Suitable uses include seasonal and year-round homes, family camps and cottages, and low-impact outdoor recreation such as boating, swimming, and trail access. Development in flood-prone shoreline areas should be sited and designed to minimize impacts on water quality and natural shorelines, using best practices for stormwater management, erosion control, and shoreline protection. Limited commercial or service uses that support recreation or lakefront residents may be appropriate when they maintain the area's scenic and environmental character.</p>
<p><b>Woodland (Public Land District)</b></p>	<p>The Woodland designation applies to Greig's extensive forested areas that reflect the community's rural character and align with the Adirondack Park Agency's Rural Use classification. These lands are intended for low-intensity residential development, with homes carefully sited to maintain large forested tracts, protect natural resources, and preserve the open, undeveloped character of the landscape.</p>	<p>Woodland areas are intended for low-intensity, land-based uses compatible with surrounding forests. Emphasis is on resource conservation, sustainable forestry, and passive recreation such as trails. Small campgrounds and limited recreation may be permitted if designed to minimize disturbance and protect scenic and ecological values. Modest forestry, agriculture, and reduced-density residential development consistent with APA Rural Use standards may occur to preserve large, contiguous forestlands.</p>

# Town of Greig Future Land Use Map

## Legend

-  Settlement Area
-  Rural
-  Riverfront
-  Lakefront
-  Woodland
-  Natural
-  Town of Greig
-  Adirondack Park Boundary



# IMPLEMENTATION STRATEGY

This Implementation Plan turns Greig Tomorrow's goals and strategies into a practical work program. It identifies priority actions, responsible parties, partners, timeframes, funding options, and success measures, and sets up a simple annual tracking process so the Town can monitor progress and adjust as needed.

## How to Use This Section

1. Adopt the matrix as a working tool. Use it to set yearly priorities and budget.
2. Assign leads and partners up front. Confirm roles each January.
3. Update annually. Record wins, remove completed actions, and roll new items forward.
4. Revisit at Year 3 and Year 7. Make mid-course corrections, add new grants, and remove outdated actions.

## Priority “Quick Wins” (0–12 months)

1. Establish a Plan Implementation Calendar (monthly milestones and quarterly check-ins).
2. Launch a Housing Strategy RFP (grant-funded, partner-led).
3. Begin zoning overview (short summary section and scope for update, incl. ADUs and STRs).
4. Confirm County partnerships (Planning, Recreation/Forestry/Parks, Naturally Lewis) for shared studies.
5. Start senior resources guide outline; engage health and human services partners.
6. Create a vacant/underused commercial properties inventory template.
7. Launch resident USPS information page (how to formally request delivery).
8. Coordinate with Lewis County and neighboring municipalities to establish consistent trail etiquette and signage standards, including clear responsibility for posting and maintenance aligned with County permitting practices.

## Action Matrix

### Timeframes:

- Immediate (0–12 months);
- Short (1–3 yrs);
- Mid (3–5 yrs);
- Long (5–10 yrs)

### Leads:

- TB = Town Board;
- PB = Planning Board;
- HD = Highway Dept.;
- TC = Town Clerk;
- HPC = Historian/Heritage partners;

- LC = Lewis County (Planning, Recreation/Forestry & Parks);
- NL = Naturally Lewis;
- DEC = NYS DEC;
- APA = Adirondack Park Agency;
- HCR = NYS Homes & Community Renewal;
- USPS = USPS Growth Manager.

### Funding shorthand:

- EPF/Smart Growth (Adirondack Park Community Smart Growth),
- CDBG, HCR, CFA (NYS Consolidated Funding Application),
- OPRHP (Parks)
- RTP (Recreational Trails Program) WQIP (DEC)
- USDA RD (Rural Development), SS4A (USDOT planning)
- Private/Philanthropy

Theme / No.	Strategy	Lead	Partners	Timeframe	Funding/Resources	Success Measures
<b>Balance.1</b>	Develop a set of short-term rental regulations that address community concerns including, but not limited to, public health and safety, water quality protection, off street parking requirements, boating and watercraft use, building code compliance, and property maintenance. Regulations should also require that short term rental owners and guests receive clear guidance on maintaining and cleaning watercraft to prevent the introduction and spread of invasive species and to support overall water quality stewardship.	TB; PB	LC Planning/Codes	Short	EPF/Smart Growth	Local law adopted; permit workflow live; compliance tracking started.
<b>Balance.2.a</b>	Monitor the advancement of NYS Senate Bills S5506 and S8119A to stay informed on potential changes to statewide energy storage permitting, zoning standards, host community benefits, wetlands regulations, and limits on local moratoriums affecting distributed generation projects.	TB	LC Planning, APA/ORES (monitor), Fire/EMS	Immediate to ongoing	Policy/Staff time	Tracking reports; local standards adopted as needed.
<b>Balance.2.b</b>	The Town Board shall develop a set of regulations that aim to minimize potential adverse impacts and life safety concerns from light industrial uses, and support compatibility with adjacent land uses. This may include, but is not limited to, setbacks, screening, structure height, lot coverage, and requiring fire protection plans and operational training.					
<b>Balance.3.a</b>	Encourage responsible and safe ATV/OHV usage through measures including, but not limited to, posting details about permitted hours, nearby amenities, emergency services, and other user groups, on trail signage.	HD; TB	LC Recreation, adjacent towns; NYSDEC	Immediate to Short	EPF/Smart Growth; local funds	Signs installed; guide published; reduced complaints; safety metrics baseline
<b>Balance.3.b</b>	Establish a safety and etiquette guide that outlines necessary permits, general rules of the road and hour of operation. This guide should be made available on the Town's website and at local businesses.					
<b>Balance.3.c</b>	Explore opportunities to develop new trails for exclusively non-motorized use.	HD:TB	LC Recreation, adjacent towns; NYSDEC	Immediate to Short	EPF/Smart Growth; local funds	Trail user counts; increased comfort for trail users

Theme / No.	Strategy	Lead	Partners	Timeframe	Funding/Resources	Success Measures
<b>Balance.3.d</b>	Consider establishing a volunteer trail use monitoring patrol group.	TB	LC Recreation; LC Sheriff; adjacent towns; NYSDEC	Ongoing	NYSDEC; Tug Hill Adirondack ATV Association	Patrol group presence on trails; reduced complaints.
<b>Enhance.1.a</b>	As part of the Planning Board review of applications for new development, the Town's hamlets should be prioritized as locations for residential and commercial developments.	PB	LC Planning	Ongoing	N/A	New commercial business within a hamlet.
<b>Enhance.1.b</b>	In partnership with Naturally Lewis, the Town of Greig should promote Otter Creek, Greig and Brantingham as "business friendly" to attract investment and revitalization.	TB	NL	Short to Mid	NL assistance; CFA	Development of marketing materials and branding; 1-2 new businesses open in Greig
<b>Enhance.1.c</b>	The Town Board should support long-term economic development by updating zoning regulations to ensure designated hamlet areas are business-friendly and not overly exclusionary, allowing for appropriately scaled small-scale commercial and mixed-use development. This should include reevaluating commercial use restrictions in light of the Town's limited commercial corridors, lack of municipal infrastructure, high tax burden, and absence of State Highway access, to avoid unnecessarily constraining future economic opportunities.	TB	LC Planning; Consultant	Immediate to Short	NYSDEC; NYSDOS; APA	Draft text; hearing(s); adoption.
<b>Enhance.1.d</b>	The Town of Greig should support reinvestment in existing buildings to retain historic character.	TB; LC	LC Planning; NL	Ongoing	Budget process; CFA match planning; EPF/Historic; philanthropy	Occupancy of vacant buildings/continued occupancy of aging buildings.
<b>Enhance.2.a</b>	Partner with Lewis County Planning, Naturally Lewis, and/ or qualified consultants to undertake a grant-funded housing study for the Town of Greig. This study should include an assessment of ownership tenure and STRs, identify opportunities for senior housing, and prioritize suitable locations for new senior housing near services.	TB; PB	LC Planning; Consultant; NL; HCR	Short to Mid	NYSDOS; HCR; CDBG; CFA	RFP issued; contract executed; final report with site recommendations delivered.

Theme / No.	Strategy	Lead	Partners	Timeframe	Funding/Resources	Success Measures
<b>Enhance.2.b</b>	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.	TB; PB; LC	LC Planning; NL	Short to Mid	ESD Capital	Market analysis completed; preplanning work; site concepts.
<b>Enhance.2.c</b>	Review and update the zoning regulations regarding housing and lodging accommodation to ensure they are conducive to this Plan.	TB	LC Planning; Consultant	Immediate to Short	NYSDEC; NYSDOS; APA	Draft text; hearing(s); adoption.
<b>Enhance.3.a</b>	Support a diverse and adaptable housing stock by revising zoning regulations to permit Accessory Dwelling Units and advance universal design standards, providing options for small-scale housing, accessibility, and aging in place for Town residents.	PB; TB	LC Planning; Consultant	Immediate to Short	NYSDEC; NYSDOS; APA	Draft text; hearing(s); adoption.
<b>Enhance.3.b</b>	Partner with Lewis County to create educational materials related to universal design standards.	TC	LC Codes and Planning	Ongoing	Staff time; AARP	Brochures created and made available.
<b>Enhance.4.a</b>	The Town Board should consider pursuing funding collaboratively with Lewis County partners to prepare a Trails and Recreation Master Plan that includes trail mapping, indoor recreation center feasibility and identification suitable locations for on-road bicycling and walking infrastructure.	TB	LC Recreation Forestry & Parks; NYSDEC; user groups	Short to Mid	RTP, OPRHP Parks, EPF/Smart Growth, CFA	Plan completed; partner MOUs; priority trail projects programmed
<b>Enhance.4.b</b>	The Town should 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.	TB; HD	LC Recreation, Forestry & Parks; community groups	Short to Mid	OPRHP Parks, EPF/Smart Growth, Private	Amenity installed; usage counts; more event reservations
<b>Enhance.4.c</b>	The Town should identify opportunities to partner with Camp Aldersgate to expand programming and community involvement and collaborate on marketing efforts that help draw more visitors and residents to the community.	TB	Camp Aldersgate; NL; LC Recreation	Immediate to Short	Private/philanthropy; EPF small grants	Joint calendar; attendance growth; new seasonal-to-shoulder programming

Theme / No.	Strategy	Lead	Partners	Timeframe	Funding/Resources	Success Measures
<b>Enhance.4.d</b>	The Town Board should develop a guide/strategy for seniors in the community that provides resources and guidance related to recreational opportunities, healthcare and social services.	TB	LC Human Services; Service providers	Immediate to Short	CDBG; HCR; AARP	Guide published; distribution metrics; partner sign-ons
<b>Enhance.4.e</b>	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.	TB; TC	LC GIS/IT; LC Recreation; NYSDEC	Short	EPF/Smart Growth; in-kind county support	Portal live; page views; reduced inquiry calls
<b>Enhance.4.f</b>	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.	TB; LC	LC Recreation; NYSDEC	Short to Mid	Budget process; CFA match planning; EPF; Staff time	Completion of Recreation Plan implementation items
<b>Enhance.5.a</b>	The Town Board should seek funding to develop a Visitor's Center/ History Museum that could act 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.	TB	HPC; NL; citizen committee	Short to Mid	EPF/Smart Growth; CFA tourism	Feasibility study completed; site selected; funding strategy drafted
<b>Enhance.5.b</b>	Placemaking shall be a priority for the development of the Visitor's Center. Residents shall be encouraged to assist in curating and programming the Center. If possible, the community should also be encouraged to participate in aspects of the design process, time and resources permitting.					

Theme / No.	Strategy	Lead	Partners	Timeframe	Funding/Resources	Success Measures
<b>Enhance.5.c</b>	The Town Board should encourage residents in unserved areas to formally request mail delivery from the Postal Service, as USPS typically considers establishing new delivery routes when there is sufficient resident demand. The Town Board may assist by sharing information on how to submit requests and by communicating the broad community interest to USPS.	TC	USPS Growth Manager; LC	Immediate to Ongoing	Staff time	Info page live; number of resident requests logged; USPS correspondence documented
<b>Sustain.1</b>	As per Article 16, Section 272-A of NYS Town Law, the Town Board should update its Zoning Ordinance in accordance with this Comprehensive Plan. Key updates should include, but are not limited to short-term rental regulations, lot dimensions and setbacks, renewable energy and storage projects, distinguishing "storage trailers" from all other types of trailers by way of definition. and where suitable, codifying County design guidelines.	TB	LC Planning; Consultant	Immediate to Short	NYSDEC; NYSDOS; APA	Draft text; hearing(s); adoption.
<b>Sustain.2</b>	Monitor development and regulatory issues and trends, and when necessary, revise and update the Zoning Law.	TB; PB	LC Planning; Consultant	Ongoing	NYSDEC; NYSDOS; APA	Draft text; hearing(s); adoption.
<b>Sustain.3</b>	Collaborate with Lewis County to complete the proposed hazard mitigation actions described in the 2025 Hazard Mitigation Plan Update	TB	LC Emergency Management; Fire/EMS	Ongoing	FEMA HMP grants; CDBG; EPF	Annual status reporting; grant awards secured.
<b>Sustain.4</b>	The Town Board should 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 should be updated to keep assets effectively designed, well-maintained, and capable of meeting the community's needs. This should also include resources to restore and enhance Town cemeteries.	TB; HD; HPC	LC Treasurer; LC Highway; LC Historian	Ongoing	Budget process; CFA match planning; EPF	Updated CIP; reserve targets met; improved emergency repair response; Condition assessments; priority repairs; interpretive signage.



# APPENDIX



## COMPREHENSIVE PLAN

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TOWN OF GREIG

## CPC KICKOFF MEETING SUMMARY

Location: Virtual

Date: Tuesday, January 7, 2025

Time: 6:00 – 7:00 PM ET

Attendees: Bob Johnson, Town Supervisor

Tom Gunn, Town Clerk

Jim Stratton, Planning Board

Judy Wilson, Planning Board

Melissa Bailey, Planning Board

Lauryn Tabolt, Planning Board

Kathy Tedford, Resident

Jonathan Derworiz, LaBella

Megan Wright, LaBella

## AGENDA ITEMS

### 1. Welcome & Introductions

During introductions, the Town Supervisor noted that there have been several attempts in the past to update Greig's Comprehensive Plan, all of which have been unsuccessful. The most recent attempt was in 2015 in association with the release of a community survey. There may have also been another attempt prior to 2015.

While introducing themselves, each attendee made a distinction as to whether they were a full- or part-time resident, which indicates the past and current importance of seasonal rentals and camps in the area on how the community defines itself. Attendees also emphasized the importance of the Town's history as a summer vacation destination that's transitioned to more year-round inhabitants.



## 2. Comprehensive Plan Overview

Since this will be the Town's first Comprehensive Plan, it was noted that it's important that the document be clear, reflective of current community conditions, and strategic with future goals. The Town Supervisor explained that the reason the Town is engaging in the comprehensive planning process is because an up-to-date comprehensive plan opens the door for additional state funding, particularly from the NYS Department of Environmental Conservation (DEC) and the Department of State (DOS). The Town Supervisor also noted that Greig's zoning needs to be updated to better reflect the current conditions and future needs of the community, and that a comprehensive plan can be invaluable in supporting certain zoning decisions.

It was noted that, since the funding for this project is through DEC rather than DOS, planning activities and the plan itself can be tailored to Greig. The DEC Smart Growth grant allows funding to be used more flexibly than DOS which allows the Town more to say over the content of the Plan. It was emphasized that goals and strategies in the Town's plan should be entirely community- and committee-driven.

## 3. Review Scope of Work and Preliminary Project Schedule

The planning process will take place over the course of the next 12 months. The first element of the SOW is the CPC kickoff meeting and the Community Profile. It was noted that the Community Profile can be massaged to reflect what's most important to the community. After these first steps, the project team will engage in a community visioning exercise that involves stakeholder engagement through surveys, in-person and online events, community forums and workshops, townhalls, etc. Then, the project team will identify issues and opportunities for Greig and relay these findings to the Committee for review. Finally, the final plan will be drafted and will contain a vision for the town and a strategy for how to get there.

## 4. Comprehensive Plan Committee Goals

*What is your overall goal for the Comprehensive Plan?*

Attendees mentioned several goals for the Town's new Comprehensive Plan, including highlighting important community history, providing an avenue for residents to receive important and relevant information about the Town, implementing a public accessibility plan for the lake, and coordinating new zoning regulations with Lewis County for future development plans.

*What is the most important planning or development issue currently facing the Town?*

It was noted that there is an overall lack of diversity in land uses and businesses in Greig that limit investment and deter potential economic development opportunities. Seasonal rentals and units that are inhabited during only part of the year are also an issue in Greig. Attendees all shared concerns about housing affordability in Greig, and many have noticed visitors coming into Town, buying up land for an affordable price, and pricing out long-time residents. The Town Supervisor noted that this is a particularly potent concern for aging and elderly residents who may live on fixed incomes and cannot keep up with the rising housing prices.

*What is the Town's greatest asset?*

All attendees agreed that the natural resources, environment, and outdoor recreation opportunities are Greig's greatest assets. It was noted that the Town is a popular snowmobiling and hiking destination, and that there is a demand to build out a wider range of recreational opportunities. The trail system in



and around Greig is well-connected but needs additional signage and wayfinding. There are several well-used horse trails in and around the Town that could also be expanded to attract more visitors and investment to the area. Brantingham Lake is an important focal point for both visitors and residents but is limited in its impact in that there are few public access points.

*If you could improve one thing related to future development, what would it be?*

Attendees noted that, although there used to be a greater diversity of amenities and services offered in Greig, the lack of business diversity has been increasing. It was noted that the Town could use more restaurants for year-round residents and that businesses tailored to the existing assets of the area would be favorable. In general, attendees acknowledged the explosive growth that's been taking place in Brantingham and that Greig should capitalize on this growth.

#### 5. Other Business

Going forward, attendees noted that the uphill-downhill split in residents between the Town of Greig and the Brantingham Hamlet should be acknowledged and addressed appropriately. There may be tension in terms of community wants and needs in these areas as well as with property owners around the lake.

For planning community and stakeholder engagement, the Town Supervisor mentioned that the Brantingham Facebook page will likely be the best way to advertise engagement opportunities and keep the community updated on the Plan's progress. The Supervisor also noted that many residents don't own computers and would prefer communication materials in print or writing. Information on the Plan could be posted on the Town's website, which will be updated soon.

#### 6. Next Steps and Next Meeting

Rules of engagement: Bob will be the main point of contact between the consultant team, the Committee, and the community. The Community Profile, once drafted, will be reviewed by the entire Committee who can provide their individual comments on the document before it is finalized.

LaBella will get started on the Community Profile and follow up by January 13 with a meeting summary. LaBella will also schedule the next Committee meeting for some time in February.

ACTION ITEMS	OWNER(S)	DEADLINE	STATUS
Gather and send 2015 tax assessment data.	Bob	01/17/2025	In Progress
Send the Town's updated zoning code.	Bob	01/17/2025	Complete
Connect with the Town Historian.	Bob/LaBella	01/17/2025	In Progress
Think about upcoming Town events that could be used for engagement.	Committee	Next CPC Meeting	In Progress
Review Visioning and Goals questions for discussion at next CPC Meeting	Committee	Next CPC Meeting	In Progress
Draft Community Profile.	LaBella	Ongoing	In Progress
Schedule next meeting	LaBella	01/17/2025	In Progress
Share Town GIS data	County	01/08/2025	Complete

## CPC MEETING #2 SUMMARY

Location: Virtual

Date: Tuesday, February 4, 2025

Time: 6:00 – 7:30 PM ET

Attendees: Bob Johnson, Town Supervisor

Tom Gunn, Town Clerk

Jim Stratton, CPC

Judy Wilson, CPC

Ryan Battles, CPC

Caitlin Veil, CPC

Debbie Rose, CPC

Kathy Tedford, CPC

Lauryn Tabolt, Lewis County Planning and Development Office

Jennifer Hartsig, J Piper Consulting

Jonathan Derworiz, LaBella

Megan Wright, LaBella

## AGENDA ITEMS

### Welcome & Introductions

The Town Supervisor noted that the Committee lost a few of the original members due to limited bandwidth. It was restated that an ideal number of members for the Committee is five to then, and that the Supervisor has the power (granted by the Town Board) to appoint other residents to the Committee as needed.

## Scope & Schedule Review

The Supervisor stated that he thinks the 12-month timeline for the project is achievable, though they had considered 15 months in the original RFP process. The timely completion of the project depends on meaningful attendance and outreach, so depending on turn out and response, the Committee may want to consider a one-to-two-month extension down the road.

## Preliminary Tax Assessment Data

The project team noted that tax data that was received from the County is not in a mappable form, limiting the opportunities for analysis by acreage or land use. The project team will work with the County to get this data in a more usable form.

## 2015 Survey Review

The project team reviewed the responses to the Town's 2015 community survey and shared their high-level findings with the Committee. The project team noted that they will use the 2015 survey as a baseline for the new survey that they are preparing to accurately compare responses to both. The 2015 survey was open for nearly a year and collected a wide range of responses. During the time the survey was open, the Committee noted that the Town Hall and Library were added to the Town of Greig, and that the Post Office was removed from the Township. A committee member stated that one thing that is missing from the 2015 survey is any questions on broadband or internet connection and questions delineating different opinions between seasonal and year-round residents, both of which will be important to include in the updated survey. The common themes that resulted from the 2015 survey are noted below.

### *Water Quality & Protection of Natural Resources*

A commercial water developer came into the area which may have prompted the listing of several questions on water quality and the protection of natural resources in the 2015 survey. It was also noted that the survey was developed in response to the developer's work in the Town to more accurately gauge the community's perspective on the disturbance of natural resources in the area.

Another natural resource/water protection action that was undertaken during this time involved the Tug Hill Commission's work with the Black River. The Commission developed a water access and watershed quality study in 2015, and the plan mostly revolved around the Town of Greig.

### *Level of Municipal Services*

Respondents to the 2015 survey indicated that they did not have an interest in receiving additional municipal services from the Town. Committee members noted that this may be since many of the residents in Greig live in very remote and rural areas that are not served by existing municipal services and that there is a general reluctance to pay for additional services that either do not reach them or are not needed. This was a similar sentiment for seasonal residents.

### *Importance of Single-Family Homes*

The Town Supervisor mentioned that a recent housing report that was released by the County stated that, in 2024, Greig recorded the highest number of new single-family homes that were developed in the County (21). The project team noted that it would be beneficial to have similar data points for prior years to compare development trends in the Town and the County.

### Visioning Goals and Questions

A set of visioning goals and questions were provided to the Committee to gather input and opinions about the current state of Greig. The Committee's answers are outlined below.

#### *How would you describe the Town of Greig?*

Committee members mentioned that the Town hosts a mix of both seasonal and year-round residents and that natural resources are important to everyone. They also noted that the Town has four-season recreation and spacious residential areas. Words that were used to describe the Town were peaceful, open space, and renewable resources. Committee members stated that Greig could benefit from a better main street and a wider range of businesses.

#### *What makes Greig unique?*

Members on the call discussed the unique element of open and protected natural space in the Town; only one-third of land in Greig is residential. The rest is open space or private property, like the areas around the lake. Black River was noted as a natural resource that could emphasize Greig's unique qualities, though access to the river is limited. Existing horse and ATV trails are unique to the Town, but there are few maps of them and their connection to Greig is limited.

#### *What are the issues and challenges facing Greig?*

In general, attendees noted that the Town should attempt to control growth with new development that aligns with the size and design of current buildings. Committee members also mentioned the widespread concern over increasing property taxes due to the construction of homes that are out of range of existing residences. This concern coincided with the fear of new development impacting Greig's existing character.

Based on a 2022 Lewis County housing assessment, the area needs more senior housing and supportive services as well as mid-rate housing. Attendees on the call agreed that this is the case for the Town as well.

As a challenge to development and investment, it was noted that a large part of the Town is in the Adirondack Park which severely restricts development. These parts of the Town also tend to be the areas where people would like to build. One attendee noted that, though construction is supposed to be limited in these areas, many people do not follow these restrictions, and the rules are not enforced by the Town.

Ensuring water quality protection and addressing the issue of invasive plant species near the lake was briefly discussed. Committee members agreed that a full-time parks and recreation

staff member would help the Town interface with various volunteer and community groups that are working to protect the Town's environment.

The seasonal nature of Greig was cited as a challenge as well, and the Committee mentioned determining strategies to attract a more permanent year-round population.

*What are some goals and strategies for the Town over the next ten years?*

Attracting businesses that bring employment opportunities and shift some of the tax burden off homes owners was noted as a potential strategy for the Town. This strategy would also limit the burden on local schools. Further development of the trail system in and around the Town was also discussed, possibly alongside the creation of a formal recreation department.

In general, it was noted that the strategies that are implemented in Grieg should consider what is best for the entire Town and not split policies or goals between those areas up and down the hill.

#### Stakeholder Outreach

The project team requested a list of stakeholders in the Town that could help inform the comprehensive planning process. The Town Supervisor stated he would send this list to the team.

#### Next Steps and Next Meeting

At the end of the meeting, a gentle reminder was issued to the Committee members on the call that the Town's Comprehensive Plan is not a cure-all for community concerns. It was noted that it will take strategic and careful implementation of a range of actions to make the goals and strategies in the Plan a success.

The next Committee meeting will not take place until later in the spring, but it will be in-person and facilitated by a LaBella team member. This meeting will cover the draft community survey that's prepared by the project team as well as high-level findings from the Community Profile.

ACTION ITEMS	OWNER(S)	DEADLINE	STATUS
Convert preliminary tax assessment data.	County/LaBella	03/2025	In Progress
Connect with the Town Historian.	Bob/LaBella	03/2025	In Progress
Think about upcoming Town events that could be used for engagement.	Committee	Next CPC Meeting	In Progress
Send updated list of Committee members and their contact information.	Bob	02/14/2025	In Progress
Draft Community Profile.	LaBella	Ongoing	In Progress
Schedule next meeting	LaBella	02/20/2025	In Progress
Draft community survey	LaBella	03/2025	In Progress

## CPC MEETING #3 SUMMARY

Location: Virtual

Date: Thursday, April 24<sup>th</sup>, 2025

Time: 6pm to 7pm ET

Attendees: Bob Johnson, Town Supervisor (BJ)

Jim Stratton, CPC (JS)

Debbie Rose, CPC (DR)

Kathy Tedford, CPC (KT)

Ward Dailey, CPC (WD)

Amber Stevens, CPC (AS)

Lauryn Tabolt, Lewis County Planning and Development Office (LT)

Jennifer Hartsig, J Piper Consulting (JH)

Jonathan Derworiz, LaBella (JD)

Mia Matteucci, LaBella (MM)

## AGENDA ITEMS

\*Bolded bullet points indicate revisions for Community Profile and items for follow up.

1. Welcome & Introductions
2. Draft Community Profile
  - JD shared his screen and walked the Committee through the Draft Community Profile. Questions and requests for clarification were taken as they arose.
  - **Housing Stock**
    - KT questioned the reduction of population presented in the Profile and indicated that there has been an increase in housing by the lake.
    - BJ commented that that the housing unit statistics are incorrect (13 new units in 2020, 19 in 2022, 19 in 24, and subdivisions).



- **KT noted a discrepancy between pages 12 and 19 with parcel counts.**
  - **JD responded that housing units are from the American Community Survey (ACS) which is intended to identify trends and may not always be accurate. Page 19 is assessment data which is more accurate and ACS data is on page 12.**
  - **The Committee asked if we want to include the data on page 12 if it is not accurate. JD suggested we annotate these differences on page 12 clearly instead.**
  - **BJ asked if they could get specific property values for 2013 and 2018 so that LaBella could delete page 12 information and use property tax data to show trends instead.**
- **Vacancy**
  - **KT asked which parcels are paying taxes and what percentage are abandoned.**
  - **KT asked what happens to abandoned homes, and attendees responded that many are vacation homes and not truly abandoned.**
  - **Questions of what to do with the 19% vacant land.**
  - **Data Issues**
    - **JD explained the discrepancies with vacancy numbers and said that LaBella can make the difference clearer in the profile.**
    - **Housing unit data from ACS is not perfect.**
    - **Questions of how many homes are on the lake. LaBella will request this data.**
    - **KT commented that there are some expensive houses that bring up the average. KT would like to see which houses are skewing the data.**
    - **The CPC would like to see residential density by area, density by homes and density by people who live there year-round. This information will help show where additional services (water/sewer) are needed. JD suggested a heat map showing denser areas. LaBella to prepare a map and explore distinguishing between primary and secondary dwellings.**
- **Seasonal Ownership**
  - **BJ noted that majority people living on the lake are seasonal owners and most of the time the lake front properties are vacant.**
  - **The Committee noted that seasonal owners are reported to come from Long Island, Connecticut, Pennsylvania, and New Jersey.**
  - **The Committee indicated that people are building \$500k homes next to small camps that have been in families' ownership for years.**
  - **DR said that people travel to Greig for the weekend from the big cities around (Syracuse, Rochester, Buffalo, etc.).**
  - **The Committee noted that there is a large influx of people from outside of Lewis County and outside of New York State that buy property.**
  - **The Committee noted the decrease in population may be from retirees making their primary residence in Florida because the Homestead Act increases affordability (25K off your property). Florida does not have a state income tax.**
  - **The Committee noted that if the assessor comes in winter or spring, no one is present in the seasonal dwellings which skews vacancy numbers. Many people have year-round homes but are not there year-round. There could be inaccuracy in vacancy rates if the assessor equates a winterized structure with residents living in house year-round.**
  - **The Committee noted that there are approximately 300 homes around the lake and that most homes in Greig are in Brantingham.**
  - **LaBella should explore the cost/sales of homes around the lake.**
  - **As requested that the community profile could show the split between year-round residents and part-time residents.**
  - **Greig has a very strong sense of community.**
  - **The Committee indicated that taxes could deter people from buying seasonal homes. If owners do not reside in Greig for majority of the year, they do not want to pay high taxes all year round.**
- **Short Term Rentals**



- The Committee asked for clarification of STR (Short Term Rental) on page 16. LaBella will add a clearer explanation of Short-Term Rental definition.
- The Committee asked why there were 27 STRs in 2013 and none now. LaBella will check and clarify this.
- A Committee member asked if the Town is collecting a portion on the STRs, another member clarified that the Town does not collect a portion of STR revenue.
- STR law - the state is looking at regulations.
- The Committee requested that LaBella provide some STR regulations/laws as examples to the Town.
- Editing and Consistency Issues
  - There is no period at the end of the first paragraph in Housing Units.
  - In the Median Age by Town subsection, the chart is different from the accompanying paragraph.
    - Change this... "This demographic mix, especially compared to more retired aged populations in towns like Webb, signals potential..."
  - In the Residential Mobility subsection, the Committee noted that stating that people have lower residential mobility in Greig portrays the town as undesirable to live in. LaBella was asked to reword that.
  - The end of page 4 said that the problem lies in potential gaps in access to services and support systems critical to these populations. LaBella was asked to rewrite that to say that it is not an access problem but rather a knowledge problem. DR stated that there is a high poverty rate, and residents are not aware of the services provided to support income disparities. The Community Profile should expand the Poverty subsection to indicate that people may not be aware of services and resources.
  - The Committee explained that people leave the community to find paying jobs and that big employers in the area would not generally employ folks right out of school.
  - Delete section on Page 10 that says "this large gap in home value is indicative of..."
  - The Committee asked about page 15 and how the average seasonal home is listed at 80K. Seasonal as in not winterized, or is it only occupied in the summer? LaBella to clarify that difference.
  - LaBella to revise the housing affordability section for clarity and accuracy.
- Webb Comparison
  - BJ questioned why LaBella included Webb as a comparison. JD explained that it was chosen due to its proximity to Greig. However, BJ noted that Webb is significantly larger and more tourism-centered, making it an inappropriate comparison for Greig.
  - WD explained that Webb has a Short-term Rental policy and that he used their policy as Greig's template and forgot to take out the \$1800 per year fee and people were frustrated by the oversight.
  - WD stated that Webb should not be included in discussions moving forward. Greig is very different; Webb has employment opportunities and the biggest acreage per town in NYS.
  - The consensus was to delete comparisons of Webb, and no alternative town was identified. LaBella to remove mentions of Webb in the Community Profile.
- JD asked what type of heating is utilized in the town. The Committee responded that there is no natural gas. Propane, Oil and Wood are their primary heat sources.
- Greig Green Dump area
  - Town of Greig has 80 acres of land in the Greig Green Dump area.
  - Test this out as a tiny home community.
- Accessory Dwelling Units (ADUs)
  - The Committee mentioned that there is a 3.2 minimum lot size everywhere in the town outside of the lake. WD expressed a need for an increased level of housing, so he thinks ADUs are a good idea as they support aging in place.
  - The Committee wants to encourage ADUs.
  - The Committee noted that the zoning law does not allow ADUs because lot subdivision is prohibited. Zoning law changes are required to allow for that; aging parents should be able to live with their kids in an ADU.



- JD asked how the Committee feels about tourism.
  - The Committee, generally, has mixed feelings about tourism. While they did not object to property owners visiting on weekends, they expressed concern about fostering a ‘Webb-like’ atmosphere, one characterized by high turnover and a lack of community interest and investment. They emphasized that Greig's strong sense of community should be preserved and expressed opposition to large-scale, amusement-park-style tourism
  - DR expressed support for snowmobilers and skiers, noting their positive impact on the area.

### 3. Public Open House

- JD explained the public open house and survey launch approach and solicited input on survey distribution.
- **The Committee suggested placing surveys at the post office and requesting assistance from the Brantingham Community Association and the local Snowmobile Club to help distribute them.**
- **The Committee asked if LaBella could send surveys to property owners using tax assessment data.**
- **The Committee discussed strategies for disseminating the survey and asked how long it would be available.**
- **The Committee noted that the team would receive the most responses in June and July, and wants to ensure that the survey asks what respondents want and do not want to see in the Plan.**
- **The Committee wants to have the survey well-advertised with a digital and hardcopy and they would like a hard copy of the survey delivered at every resident’s door.**

### 4. Other Business

- **WD asked about National Grid and plans for expansion. JD will connect with National Grid to learn about what they anticipate in that area for energy usage.**
- **JS recommended reaching out to Lee (younger couple, deputy for Lewis County, and him and his wife both work at the school).**

### 5. Next Steps and Next Meeting

- LaBella to finalize draft Community Profile.
- Committee to confirm public open house date and venue.
- LaBella/Jen H. to book venue.
- Surveys to be distributed via mail.
- Attendees will send Community Profile comments back to LaBella by May 8th.
- Venues for Open House Ideas
  - As noted that young people and lakefront residents would attend an event at Pine Tree or the golf course. If hosted at the firehouse, you would not get a younger population.
  - JD suggested two open houses to attract different age groups.
  - Best weekdays are Tuesday, Wednesday, or Thursday

#### ACTION ITEMS

#### OWNER(S)

#### DEADLINE

#### STATUS

Revise Draft Community Profile based on edits and comments in these meeting minutes

LaBella

06/30/2025

In Progress

Finalize Survey

LaBella

Complete

Complete



ACTION ITEMS	OWNER(S)	DEADLINE	STATUS
Prepare Survey for Distribution (hardcopy and SurveyMonkey)	LaBella	06/02/2025	In Progress
Select a venue for open house	LaBella/CPC	06/02/2025	In Progress

## TOWN OF GREIG COMPREHENSIVE PLAN COMMITTEE MEETING AGENDA - MEETING #4

Location: Microsoft Teams, Greig Town Hall, 5186 Greig Rd, Greig, NY

Date: Tuesday, July 29, 2025

Time: 6:00 pm

Attendees: Bob Johnson, Greig Town Supervisor  
Lauryn Tabolt, Lewis County  
Debbie Rose  
Jim Stratton  
Judy Wilson  
Kathy Tedford  
Lyndsey Allen  
Melissa Bailey  
Jennifer Hartsig, J. Piper Consulting  
Jonathan Derworiz, LaBella Associates  
Mia Matteucci, LaBella Associates

### AGENDA ITEMS

- 1) Welcome
- 2) July 1, 2025, Open House Debrief
  - a) Jon provided an overview of the Open House. 13 people signed in. Attendees collected information on the Comprehensive Plan process and viewed the boards. Very few comments were provided. Comments received pertained to potential zoning changes, opposition to large scale solar, and wanting to keep Greig as a rural, natural community.
- 3) Community Survey
  - a) Discussion on promotion and response numbers.
- 4) Additional Engagement
  - a) There is a need for additional engagement based on the low turnout at the Public Open House. Committee and consultant to identify potential upcoming opportunities.
- 5) Next Meeting

## TOWN OF GREIG COMPREHENSIVE PLAN COMMITTEE MEETING AGENDA - MEETING #5

Location: Microsoft Teams, Greig Town Hall, 5186 Greig Rd, Greig, NY

Date: Thursday, September 25, 2025

Time: 5:00 pm

Attendees: Bob Johnson, Greig Town Supervisor  
Lauryn Tabolt, Lewis County  
Debbie Rose  
Kaitlin Fayle  
Jim Stratton  
Judy Wilson  
Kathy Tedford  
Lyndsey Allen  
Thomas Gunn  
Jennifer Hartsig, J. Piper Consulting  
Jonathan Derworiz, LaBella Associates  
Mia Matteucci, LaBella Associates

This meeting was convened at 5 pm.

### AGENDA ITEMS

#### 1) Community Survey

- a) Jon sent the community survey to the school district and noticed an error in the link to South Central. He has received one response from the district so far. He created a new link so he can track the number of respondents. Amber recommended asking the district to resend the survey via Peach Jar because it is very effective for reaching parents.

#### 2) Issues, Opportunities, and Priority Projects

##### a) Distribution and tracking

- i) Jon sent the community survey to the school district and noticed an error in the South Central link. Jon had received one response from the district at that point.
- ii) Amber recommended resending the survey via Peach Jar, which was very effective for reaching parents.



b) Priority identification and examples

- i) Request to committee: Jon asked everyone to identify specific priority projects that needed attention. He emphasized detailed, actionable items rather than broad areas.
- ii) Examples discussed
  - (1) Examples include stretches of road that need improvement and underutilized properties. From the community profile, Jon highlighted stormwater management and emergency response. He also noted the town park is heavily used for family events and needs additional facilities.
  - (2) Tom mentioned vacant town land that could be used for elder housing. Jon said LaBella will look at zoning to see how to support these initiatives. Lake management plans were also discussed; Jon knows the Brantingham Lakes Association already does some work and asked whether there is more the plan can build on. He said he wants to put many ideas on the table and see what sticks.
  - (3) There is a triple metal pipe that needs to be fixed. Partridgeville Road is a long road, at least 10 miles, that needs improvement. Paving will likely need to be done in segments. Opinions differ on paving; some residents do not want it paved. Partridgeville Road is expected to draw significant discussion at the Pine Tree.
  - (4) The land bridge is open but remains a red flag. A BridgeNY grant was awarded to replace it, but the project is still in the planning stage.

c) Recreation

- i) Surface preferences
  - (1) A designated place for snowmobilers that was not paved was desired.
  - (2) A section had been slated for paving, but ATV riders preferred dirt roads, and some residents believed dirt roads slowed traffic.
  - (3) Snowmobile studs damaged road surfaces, and a significant share of repaving addressed that damage.
  - (4) Historically, residents drove to hunting camps, and paving expectations from newer, higher-end homes were seen by some as changing that way of life.
- ii) Community character
  - (1) Second-home owners who lived out of state often wanted more maintenance, prompting discussion about staying rural versus becoming more urban.
  - (2) Survey responses had been roughly split between making improvements and keeping things the same.
  - (3) There were two trailheads near the campground. Even when the County added signage and a larger parking lot, the areas were degraded after busy weekends. It was hard to keep the community looking nice in summer, although community pride remained strong.



### iii) Trail system

- (1) Discussion on whether all town roads are considered trails under local law.
- (2) Amber asked how many trails were not also roads; it was suggested the County would be the right source for that information.
- (3) Two trailheads near the campground experienced heavy wear after big weekends, even when the County added signage and a large parking lot.
- (4) Amber believed ATV travel up Brantingham Hill was unsafe and said guidelines were needed for where ATVs could operate as the population grew.
- (5) Golf cart traffic was common, and the legality of ATVs on certain roads was discussed.
- (6) The committee said snowmobile and ATV clubs met frequently; their next gathering was Columbus Day weekend. Bob said some members could attend, suggested framing it as a focus group, and believed time could be set aside for input. Jon liked the idea and said questions could mirror those planned for card night.

### iv) Enforcement

- (1) The four-wheeler club asked the County to increase law-enforcement presence, and DEC said it would contact Forest Rangers to assist.
- (2) The County Sheriff ran a summertime outreach initiative using four-wheeler riders who could educate but not ticket. Only two deputies were on duty at a time, one in the north and one in the south, so a smaller outreach crew, including teachers, helped.
- (3) Jon said he would research the ATV enforcement-crew model, noting enforcement was a fine line because overregulation could diminish how people discovered the area.
- (4) Riders generally needed a Lewis County permit, with a 20-dollar discount for joining a local club, and the permit sticker came with a map. Permits were sold at Gary's store, and many restaurants and stores in town sold them.
- (5) Weekend visitors often did not obtain permits, making rule communication difficult; Jon thought wayfinding would be a productive focus area.
- (6) Short-term rental hosts posting local rules was suggested so out-of-towners would know what was lawful.
- (7) Amber's point: for sustainable growth, the Town needed to limit where people could go so places were not overrun; signage was the tool to communicate and enforce those limits.
- (8) The State designated horse-only trails, and DEC spent significant time enforcing those restrictions. Many residents wanted clearer separation of uses, including horse-only, ATV-only, and walking-only trails, and many did not want to share trails with ATVs.

### d) Emergency service management

- i) The County's emergency management work was described as extensive and effective.



- ii) The highway superintendent monitored washouts and adjusted curb angles to reduce issues, although recent repaving had not solved the problem.
- iii) After heavy rain, Brantingham Hill saw stone washouts, stormwater collection was largely absent, and large puddles formed. Manholes collected water in several locations.
- iv) Jen said she could locate photos of problem areas. Jon requested documentation to inform a stormwater management plan.
- v) There were disputes over responsibility for repairs and who paid for materials. Jon recommended standardizing the procedure, and the committee agreed it should be put in writing.
- vi) The County did not allow berms. Some private owners built berms to deflect water back to the road, and the County later removed them, which created ongoing conflict.

### 3) Next Steps

- a) Jon said he reviewed the community profile and stakeholder questions and began drafting general themes.
- b) October 24th will be the final stop for the survey. Jen recommended posting the survey on Facebook.
- c) Committee members were asked to send Jon their priority projects.
- d) The committee had community photos available, and participants planned to send them to Jon with names and subjects.
- e) Committee members noted that there is a Brantingham history book that LaBella can pull information from.
- f) Timeline questions
  - i) Bob asked when the plan would be done. Jon said timing would depend on input from card night and whether another round of engagement was needed to refine issues. With the community profile complete and the survey nearly closed, there was solid high-level analysis, but more detailed information was needed from stakeholder engagement. If the open house provided that input, drafting could continue through the winter, followed by a second open house, positioning the plan for March or April.
  - ii) Members noted that little happened during mud season. They asked about a virtual open house because many people went to Florida. Jon said email addresses would be needed; Jen said about one-third of survey responses included emails. Jon said a Zoom link could be posted in multiple places with a sign-up requirement, and Jen thought that would keep the timeline on track during mud season. Jon said a public hearing was required and could serve as the in-person event. He reviewed that process and noted another open house before the hearing was also possible.
  - iii) Bob said a zoning-update grant application was underway and the goal was April completion; Jon said a draft could be ready in early January if card night went well.
- g) Card night



- i) Jon said another round of engagement would be beneficial. Survey completion had been decent, but open-house turnout was poor. He recommended one more open house, potentially a fall potluck dinner. He said a guest list would be needed, with 20 confirmed attendees to make it worthwhile.
- ii) The committee noted the summer season was over. Bob emphasized input from full-time residents, and Amber agreed locals likely responded less during summer.
- iii) Card night ran Tuesdays, 7:00–9:30 p.m., through November 11. Jon supported meeting there before the end of October. The Pine Tree typically put out pizza around 6:30 p.m. Players usually played five games and then finished; Jon thought this created an opportunity.
- iv) Jon said the session would be treated as a focus group with about 32 typical attendees, generally older with some younger participants; materials could be pre-circulated via Facebook Messenger, Amber coordinated with Mary Lin, and a short paragraph would be prepared beforehand since none of the card players had attended the open house.
- v) LaBella planned to arrive at 6:00 p.m. Amber would encourage attendance and confirm whether October 7 or October 14 was preferred and email Jon, who would provide a brief project background and question set, keeping materials concise as to not overwhelm attendees. Bob asked Jon to tell Amber the group preferred October 14.

This meeting was adjourned at 6:15 pm.

Next meeting: Thursday, November 13<sup>th</sup>, 2025, at 5 pm.

## TOWN OF GREIG COMPREHENSIVE PLAN COMMITTEE MEETING AGENDA - MEETING #6

Location: Microsoft Teams, Greig Town Hall, 5186 Greig Rd, Greig, NY

Date: Wednesday, November 19, 2025

Time: 6:00 pm

Attendees: Bob Johnson, Greig Town Supervisor  
Lauryn Tabolt, Lewis County  
Debbie Rose  
Kaitlin Fayle  
Jim Stratton  
Judy Wilson  
Kathy Tedford  
Lyndsey Allen  
Thomas Gunn  
Jennifer Hartsig, J. Piper Consulting  
Jonathan Derworiz, LaBella Associates  
Mia Matteucci, LaBella Associates

### AGENDA ITEMS

- 1) Final Community Profile
- 2) Draft Vision and Goals Report
- 3) Next Steps
- 4) Next Meeting

## TOWN OF GREIG COMPREHENSIVE PLAN COMMITTEE MEETING AGENDA - MEETING #6

Location: Microsoft Teams, Greig Town Hall, 5186 Greig Rd, Greig, NY

Date: Wednesday, November 19, 2025

Time: 6:00 pm

Attendees: Bob Johnson, Greig Town Supervisor  
Lauryn Tabolt, Lewis County  
Debbie Rose  
Kaitlin Fayle  
Jim Stratton  
Judy Wilson  
Kathy Tedford  
Lyndsey Allen  
Thomas Gunn  
Jennifer Hartsig, J. Piper Consulting  
Jonathan Derworiz, LaBella Associates  
Mia Matteucci, LaBella Associates

This meeting was convened at 6 pm.

### AGENDA ITEMS

#### 1) Final Community Profile

- a) Jon stated that the community profile is complete and will be sent to the Committee by the end of the week for final review and comments. He emphasized that the profile is a factual baseline that connects directly to the draft goals and strategies.
- b) Bob asked how comments should be submitted, and Jon requested that members send them individually.

#### 2) Draft Vision and Goals Report

- a) Jon did not send the Vision and Goals report in advance because it requires background explanation. He shared his screen to review the content and confirmed the project is on track for completion by April, though Bob noted that earlier would be preferable.



- b) Jon explained the relationship between the vision, goals, and strategies, and described the three plan themes, noting that he intentionally moved away from traditional topic areas (land use, transportation, etc.). He requested feedback on that shift.
  - c) Bob noted that the Brantingham General Store reference should be corrected to the Greig General Store and questioned whether Otter Creek is truly a hamlet. Jon confirmed this is an initial draft and revisions will follow.
  - d) The Committee discussed identifying neighborhood growth areas, with examples of informal development (e.g., along Black River) and how the Town should plan infrastructure to support potential growth.
  - e) Jon said a Future Land Use Map will be prepared to help guide where growth may occur, ideally directing new development toward the hamlets. He asked members to identify areas where development pressure or interest is emerging.
  - f) On the "Balance" slide, members suggested:
    - i) Adding horses to Strategy 2
    - ii) Changing solar to renewable or alternative energy in Strategy 4.
    - iii) Reviewing enforceability of Strategy 1 (related to STRs).
  - g) Lauryn noted that Lewis County may help with STR enforcement and said that's a good issue to manage in the Comprehensive Plan. Jon summarized that public feedback showed general support for STRs, provided there are clear guardrails. Lauryn mentioned the Town of Diana and Village of Croghan are passing STR regulations.
  - h) Bob requested a plain-English version of the STR guideline document; Lauryn will follow up.
  - i) Jon asked for all feedback by the New Year, and the Committee agreed it would be best to review the Vision, Goals, and Strategies together once distributed.
  - j) A December meeting will be scheduled for this purpose.
- 3) Next Steps
- a) The Committee will review the Vision, Goals, and Strategies before the next meeting.
  - b) Jon will bring a draft Future Land Use Map for discussion.
  - c) Remote attendance will be an option.
  - d) Amber asked how long the meeting would last; Jon estimated one to two hours.
  - e) Jon asked all members to research and review sample vision statements ahead of time.

This meeting was adjourned at 7:15 pm.

Next meeting: Thursday, December 11th, 2025, at 2 pm.



	<b>Action item</b>	<b>Owner</b>	<b>Due Date</b>	<b>Status</b>
<b>1</b>	Revise references in 11/19/25 meeting in Community Profile.	<b>LaBella</b>		<b>Pending</b>
<b>2</b>	Update "Balance" themed strategies according to comments in 11/19/25 meeting.	<b>LaBella</b>		<b>Pending</b>
<b>3</b>	Send completed Community Profile and Vision, Goals and Strategies to Committee for review.	<b>LaBella</b>	<b>11/21/25</b>	<b>In Progress</b>
<b>4</b>	Committee members submit comments on Community Profile individually.	<b>Committee</b>		<b>Pending</b>
<b>5</b>	Schedule December Committee meeting with backup Teams link.	<b>LaBella</b>		<b>In Progress</b>
<b>6</b>	Review Vision, Goals and Strategies.	<b>Committee</b>	<b>12/11/25</b>	<b>Pending</b>
<b>7</b>	Bring land use map to next meeting.	<b>LaBella</b>	<b>12/11/25</b>	<b>Pending</b>
<b>8</b>	Provide digestible STR guidelines to Bob.	<b>Lauryn</b>		<b>Pending</b>

## TOWN OF GREIG CPC: VISION, GOALS AND STRATEGIES NOTES

Location: Greig Town Hall, 5186 Greig Rd, Greig, NY

Date: Wednesday, December 11, 2025

Time: 6:00 pm

Attendees: Bob Johnson, Greig Town Supervisor  
Lauryn Tabolt, Lewis County  
Debbie Rose  
Kaitlin Fayle  
Jim Stratton  
Judy Wilson  
Kathy Tedford  
Lyndsey Allen  
Thomas Gunn  
Jennifer Hartsig, J. Piper Consulting  
Jonathan Derworiz, LaBella Associates  
Mia Matteucci, LaBella Associates

## AGENDA ITEMS

- Moratorium for renewable energy is requesting updated comprehensive plan
  - o Therefor bob would like to have this done by end of march so that it will stand for the moratorium

### Introduction

This report details the proposed vision, goals and strategies for the Town of Greig. Using community input collected from the Public Open House held on June 1, 2025, the 2025 Community Survey, the 2014 Community Survey, the Planning Session held on October 14, 2025, as well as data and analysis from the Community Profile and input from the Comprehensive Plan Committee, this report outlines actions that will support Greig in achieving its vision and goals for the future.

Action items will range in complexity, cost and duration. To assist with their implementation, the Comprehensive Plan will identify potential partners, funding sources, and other resources that Greig can leverage. The community will be engaged to help prioritize recommendations into short-, medium-, and long-term completion—within five years, between five and 10 years, and between 10 and 20 years, respectively. For accountability, it is critical that strategy implementation progress be evaluated periodically and that records are kept measuring effectiveness and completion. It is also beneficial to establish a Comprehensive Plan Implementation Committee to not only support with implementation, but to champion the implementation and ensure that progress is being made according to the plan.



## Vision

A vision statement is an aspirational and forward-thinking statement intended to describe the ideal future representation of a community. Vision statements should be lofty and wholistic, and the community that it represents should be identifiable in the statement. The path to realizing a community's vision is built with goals and strategies, all of which are underpinned by a set of guiding principles.

The following are potential Visions for the Town of Greig:

Bob thinks that the calling out of the hamlets is too specific. He likes all vision statements, would like to see a combination of all. 1 and 5 are favorites. Lauryn would like more of an emphasis on economic development. Jen agrees that economic development is important because of state grants. Fear of economic development terminonly from residents. They want growth in the town of Greig, not Brantingham. Amber said people in Brantingham do not want more development. Bob says that we need to take into account the different areas in growth. Lots in cemetery/river area were subdivided, and Bob thinks it could have been more of a neighborhood. Do people want to see more of that type of development in the town or do they want to see one building in the middle of a lot? He does not know. He thinks a grocery store etc., amenities, is useful

Amber would like a mix of both, neighborhoods and buildings on a large lot. Committee agrees. People want to preserve and maintain the rural character of Greig, which Jon perceives as larger single family developments. We can address that when we talk about land uses says Jon.

Thoughtful growth, sustainable growth, etc - that wording enables those things. It does not restrict or prevent those things by any means. Lauryn suggested that we bring in that attracting younger families wording into the vision statement. Developers would check the comprehensive plan. Judy thinks it is a good idea to send developers the comprehensive plan. Jen recommended saying future generations to come. Jon said that we will stick to #5.

Amber asked what the comprehensive plan is going to be used for. Jonathan Miller at the Lewis County Historical Society is really good if Michelle the historian does not help. Amber is curious about what are the steps/timeline we need to get to end of March timeline. After this conversation Jon will revise the vision and goals. Then we will have another open house. Compile document of most important strategies. Send draft plan to CPC. And then have the open house. Then we will do the county review. SEQR. Then public hearing then meeting for approval and adoption. If we can get the content buttoned up by end of January. We need to submit to the county by March 6<sup>th</sup> to get the county approval. CPC discusses timeline to complete project by end of March. Bob says we want to get the zoning/land use laws done so that the energy plant will not be put in. Jon says that would be a very push to get the comprehensive plan done by March. Jon said we can get it March/April.

Vision statement: we are going to word smith 1 and 5, propose to committee. They will select one.

1. *“Greig’s future is rooted in its rural character, natural environment, and strong sense of community. We strive to preserve our forests, lakes, and open spaces while supporting thoughtful growth in our hamlets (Brantingham, Greig and Otter Creek). All residents—seasonal and year-round—enjoy a high quality of life with services and amenities easily accessible. Through responsible planning, improved infrastructure, and support for local businesses and recreation, Greig will remain a welcoming, safe, and vibrant place to live, visit, and enjoy for generations to come.”*



2. *“Greig is a community built on shared values of respect, stewardship, and connection. Our natural landscapes are preserved, local events and culture are supported, and housing options are plentiful. Through transparent local government decision-making, thoughtful planning, and investment in public spaces and services, Greig is a place where people feel supported, and are proud to call home.”*
3. *“Greig is in harmony with the natural environment. We are committed to protecting our forests, waterways, and wildlife while promoting sustainable growth that complements our rural character. Guided by shared values of stewardship, collaboration, and respect, we will invest in infrastructure, recreation, and local opportunities that strengthen community connections and preserve the beauty and resources that define Greig for generations to come.”*
4. *“The Town of Greig envisions a future where housing meets the needs of all residents—providing safe, affordable, and well-designed homes that respect our rural character and natural environment. We are committed to fostering a sense of belonging through neighborhoods that support families, seasonal residents, and future generations. By encouraging sustainable development and maintaining community values of cooperation and stewardship, Greig will remain a place where everyone can relax and thrive.”*
5. *“The Town of Greig envisions a future where our rural character, natural beauty, and strong sense of community thrive together. We are committed to preserving forests, lakes, and open spaces while supporting sustainable growth in Brantingham, Greig, and Otter Creek. 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 relax for generations to come.”*

## Plan Themes and Goals

Plan Themes help establish a decision-making framework to ensure that decisions made align with, and work toward, the established vision. Greig’s Plan Themes are multi-faceted and have been developed with input from the community and the Comprehensive Plan Committee. Each theme was then refined through a Smart Growth lens to ensure that Greig will be set up to make thoughtful decisions related to Smart Growth considerations like efficient use of infrastructure, protection of natural resources, provision of various housing types, land use, and suitable community amenities. The Plan Themes for Greig’s Comprehensive Plan are:

- 1) Balance
- 2) Enhance
- 3) Sustain

Following each Plan Theme are goals that aim to achieve the vision for the community. The significance of each goal to the community and the Plan is also described.

### Balance

Greig will balance...

1. The interests of year-round residents with seasonal residents, tourists and visitors, ensuring a high quality of life for everyone.



Greig prides itself on being a quiet and natural community where both year-round and seasonal residents find tranquility in its environment. Through the community survey and public open houses, both groups of residents clearly indicated that they want these key characteristics to remain so that future generations can enjoy the same comforts that they do. With Greig increasingly becoming a tourist destination as well as a “stop along the way” to the Adirondacks and northern New York, sustaining the existing community character that property owners have come to love may be challenging.

## 2. Short-term Rentals (STRs) in the community through suitable regulations and enforcement.

The Greig community is no stranger to short term rentals. Throughout the comprehensive planning process, residents have expressed concerns with STR clustering, operations, maintenance, and guest etiquette. We also know that, as identified in the Community Profile, there are at least 54 active STRs in Greig.

From an economic development perspective, the community understands that AirBnB’s are a source of income for property owners and that guests patronize local establishments. As such, Greig, like many other Adirondack/Northern NY is tasked with creating a regulatory framework that allows STRs in a manner that aligns with the community’s vision.

## 3. New development with the conservation of natural resources.

The Town’s lakes and forests are treasured by residents and fundamental to the Town’s identity. To protect these natural features from the adverse effects of new developments, mitigation measures should be codified.

## 4. Recreational opportunities and trail usage among user groups.

With increased trail usage throughout the Town, the potential for conflicts between user groups also increases. Horseback riders, ATV/OHVs, snowmobiles, and cyclists all enjoy the County and Town trails, however, with increased tourism comes additional users. The community has indicated that certain user groups may be perceived to take priority over others. To ensure safe and fun trail usage for all, balance will be a key factor.

## Enhance

Greig will enhance...

### 1. recreational opportunities, both indoor and outdoor.

Through the comprehensive planning process, many have expressed desire for additional recreational opportunities. With recreation at the core of Greig’s identity, it’s important that the goals and recommendations of the Comprehensive Plan support enhanced recreation in the community.

### 2. Its local economy and commercial property tax base.

Less than one percent of all properties in Greig were assessed as commercial in 2023. This indicates a clear gap in businesses, shops, restaurants, etc. that help achieve a complete community. Enhancing the commercial tax base would not only bring additional dollars to the Town, but also provide its residents and visitors with day-to-day amenities and convenience.



3. Options for housing so that residents can remain in the community as they age. Jen suggested that we add something about attracting younger families.

Greig's housing stock is predominantly comprised of single-family dwellings. With the median age of the community hovering around 52 since 2018, aging residents may seek smaller, more communal housing styles. The Town should prioritize housing availability in decision making.

4. Communications with the community.

Disseminating alerts, updates, and news to residents has historically been challenging for Greig. The Town's primary means of communication are Facebook and the Town's website. The latter was recently updated in 2024, and it is the Town's intent to establish it as the primary source for Greig information.

## Sustain

Greig will sustain...

1. Its rural nature and character.

As two integral components of the Town's identity, the goals and recommendations of this plan will sustain its natural look and feel and guide new development to be compatible aesthetically with the community. Confirmed at an Open House, the predominant single-family residential housing style on large lots with large setbacks is representative of the Town's rural look and feel.

2. Its local businesses.

Greig is limited in its local businesses. It is critical the goals and objectives of this plan do not impede existing commercial and retail operations.

3. Responsible management of Town resources and assets.

Imperative to maintaining relatively low annual tax increases is the continued stewardship of Town funds and assets.

## Strategies

Grouped by Plan Themes, the strategies outlined below are actionable and measurable. Directly related to the Plan's goals, their completion will move the Town towards achieving its vision.

### BALANCE

#### Strategies

1. Minimize the impacts of Short-Term Rentals in the community by establishing enforceable criteria and regulations.

Greig is an increasingly popular destination for tourists which is resulting in growth of the Short-Term Rental Market. Through the community survey and public open houses, residents have expressed concerns with the lack of regulations and criteria pertaining to short term rentals. This includes on-road parking on narrow roads resulting in blocked traffic and emergency vehicles; dwellings built for seasonal use being occupied year-round; and potential over-crowding of guests. The Greig community is not seeking a ban on



short-term rentals, but guardrails on usage and occupancy would reduce concerns and address potential life-safety issues.

- a. The Town shall develop a set of Short-term Rental regulations that provide code enforcement with leverage to inspect and enforce on improper use of short-term rentals. The regulations shall provide a definition for Short-Term Rental, address off-street parking requirements, building code compliance, and property maintenance. Add that the town shall work with the County to develop these regulations, given that the IMA is in place. Also include regulations about boating. Specifically about invasive plants. Make it broader, say public health, safety and water quality. The county will oversee it, the regulations will be made by Greig but the enforcement will be done by the County. Use the terminology “including but not limited to”.

2. Limit the size and scale of renewable energy and storage projects and industrial development to protect the rural and natural character of the Town.

Greig is becoming increasingly sought after for solar farms and industrial development due to its predominantly rural land base, easily accessible sites and sunlight exposure. Residents have expressed concerns with uncontrolled solar farm developments citing the potential the farms’ expansiveness to erode the Town’s rural character. At the time of writing this report, the NYS Local Government Committee is reviewing legislation that would establish development standards for solar storage systems with 5000 kW or less. Should it be passed at the Senate, municipalities would be unable to implement zoning restrictions or development standards more restrictive than what is outlined in the Bill.

- a. The Town shall monitor the progress of Senate Bill 2025-S8119A.
- b. For other types of renewable energy projects, such as wind or battery energy storage, Greig shall develop a set of regulations that aim to minimize potential adverse impacts and support compatibility with adjacent land uses and minimize potential life safety concerns. This may include, but is not limited to, setbacks, structure height, and lot coverage. All renewable energy and storage project shall be evaluated for consistency with this Comprehensive Plan.

Bob asked if this is actually true, Lauryn suggested we just say Lewis County as a whole, not Greig. It is sought after because of updated KV lines.

Replace all wording of solar etc with “renewable energy and storage projects“

3. Minimize conflicts between ATV/OHV user groups and other road users. Town cannot actually control this, the county controls the trails. We will adjust this to make it lighter touch.

Using ATVs/OHVs for on roads for errands or short trips is becoming increasingly popular in the Town. Through the development of this Plan, many community members described concerns with this trend and feel that actions should be taken to minimize potential conflict and life-safety risks. Survey respondents indicated that their primary transportation method is their personal vehicle, however, many also use their ATV, golf cart, or horse to move around the Town. What people drive also influences the road construction as ATV- and snowmobile-riders are generally less in favor of paved roads because of the wear and tear on machines. Greig is challenged with balancing the needs of a variety of road users.



- a. Encourages responsible and safe ATV/OHV usage that includes, but is not limited to, details on trails, permitted hours, amenities, businesses, emergency services, and other user groups.
- b. Partner with the County and adjacent municipalities to establish an etiquette guide that outlines necessary permits, general rules of the road and hours of operation.

#### ENHANCE

#### Goals and Strategies - include goal for placemaking initiative

1. Emphasize the Town's historical settlement areas of Otter Creek, Greig, and Brantingham as Town centers and prioritize these areas as locations for new commercial and residential development.

Historically, Greig's hamlets were home to a variety of local businesses and services with residents rural-area residents travelling for groceries and day-to-day supplies. With the loss of the Town's post office and only one convenience store remaining in Brantingham, it is imperative that new restaurants, retail, and convenience store uses be directed to the Town's hamlets to support residents.

- a. 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.
  - b. In partnership with Naturally Lewis., promote Otter Lake, Greig and Brantingham as "business friendly" to attract investment and revitalization.
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. Reframe this strategy to emphasize that there is a discrepancy between data sources and use that to justify the need for a housing assessment.

Statistics indicate that Greig has a generally older population than adjacent communities. Furthermore, the greatest percentage of residents in the community are between 60 and 84 years old. To sustain a high quality of life for residents, balance the different housing needs of all ages and enhance housing opportunities, the Town should:

- a. 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.
  - b. Include younger population attraction.
  - c. Develop a master plan for the 60-acre Town-owned site north of the Greig Green Dump. The master plan shall be guided by community input and align with the vision and goals of this Comprehensive Plan.
3. Implement the recommendations of the Lewis County Housing Needs Assessment to expand housing stock in the County.

The Housing Needs Assessment was completed in 2022 and was designed to identify the County's most pressing housing challenges. It provides a comprehensive review of existing housing-related plans, studies, and initiatives; analyzes demographic and economic data on population, households, housing, and employment; and includes a current housing inventory detailing conditions, types, availability, and trends. The assessment also features a market analysis of residential real estate across all housing types and outlines strategies with recommended approaches to address identified housing needs.



- a. Update the Town of Greig Zoning Code to enable Accessory Dwelling Units and universal design standards.
  - b. Partner with the County to create educational materials related to universal design standards.
4. Improve the quality, accessibility, and availability of parks, trails, and recreational opportunities to enhance community well-being in Greig.

Recreation is integral to Greig's identity. Throughout the development of the Comprehensive Plan, indoor and outdoor recreation opportunities have been identified as bringing the community together and fostering community identity and pride. The community has also pointed out gaps in the Town's recreation offerings including, an underutilized Town Park and lack of indoor recreation. Additionally, within Greig is an expansive trail network, however, many of these trails are informal, not linked, not mapped, or property ownership is uncertain. To enhance recreational opportunities and sustain this integral element of Greig's identity, the following action items have been identified:

- a. With assistance from a consultant, the Town shall prepare a Trails and Recreation Master Plan that includes the following:
    - i. A map of all on- and off-road trails in the Town along with jurisdiction, permitted uses/users, hours of operation, trailheads, and ownership (public or private).
    - ii. Assessment of the feasibility of an indoor recreation center and recommended location and amenities.
    - iii. the Town shall partner with the County to identify suitable roadways for on-road bicycling and walking infrastructure. While many of the roads within Greig are under the jurisdiction of the Town, key roadways like Greig Road, Brantingham Road and Lyons Falls Road are owned and maintained by the County. Many of the trails in Greig are accessible from roadways or require some on-road travel. By dedicating physical roadway space to trail users, safety, comfort and usage increases.
  - b. 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, like band stand or pavilion, would assist in defining the layout and increase visibility of the Town Park.
  - c. The Town shall identify opportunities to partner with Camp Aldersgate to expand programming and community involvement.
  - d. Greig should develop a guide/strategy for seniors in the community that provides resources and guidance related to recreational opportunities, healthcare and social services.
  - e. Include a strategy that calls for accessible mapping and user-friendly guide and app.
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.

Through public engagement, the project team heard extensively about Town's heritage and the many annual events and festival. Generally, these events are held at private establishments and promoted through informal channels like personal Facebook pages. Providing a public facility as a hub for events and information will enhance the Town's capacity for future community building.



The Visitor's Center can also provide a location for mail and package pick-up and drop-off. In late 2021, the Town's sole post office closed. Located within the Brantingham General Store at 5508 Partridgeville Road, it served the community for over 10 years. Greig residents have been directed to the Glenfield Post Office which is approximately seven miles west from the Brantingham General Store. For residents that live in the eastern area of Greig, a roundtrip to retrieve mail can result in over an hour driving. This will address laurn placemaking

- a. 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.
- b. The Town shall pursue a petition to request that the Postal Service establish some level of mail delivery/mail service in the Town of Greig.

## SUSTAIN

### Goals and Strategies

#### 1. Update the Town's Zoning Ordinance to reflect the directions of the Comprehensive Plan.

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 include, but are not limited to:

- a. Short-term Rental regulations
- b. Enforceable measures related to property maintenance (e.g., derelict/unregistered vehicles and outdoor storage.)
- c. Renewable energy and storage projects.
- d. reference county design guidelines
- e. the town shall continue to monitor this... keep updating the zoning according to comp plan
- f. storage trailers, review these to see fi they need to be adjusted.

#### 2. Collaborate with Lewis County to develop plans and strategies for the Town of Greig that includes actions related to extreme weather and emergency preparedness.

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), it is imperative that the Town undertake the following actions to enhance its resiliency efforts and emergency preparedness:

- a. the Town, in coordination with the County and surrounding municipalities, should update/prepare emergency response plans.
- b. Hire a consultant to prepare a Stormwater Management Plan for the Town of Greig that considers flood mitigation measures along the Town's waterbodies, details recommendations for handling stormwater runoff emphasizing green infrastructure and develops flood prevention criteria to avoid or mitigate potential flood damage. Recommendations should be consistent with FEMA Guidelines and Standards for Flood Risk Analysis and Mapping Activities Under the Risk MAP Program.



3. Develop a Capital Improvement Plan with funding strategies to ensure that infrastructure systems—such as roads, utilities, and public facilities—are effectively designed, well-maintained, and capable of meeting the community's needs.

Greig does not currently have a long-term financial plan or capital plan. The absence of a formal plan limits the Board's ability to effectively address current and future operational and capital needs, including securing funding for improvements and equipment purchases. According to the Town of Greig Long-Term Planning Report, May 2023, completed by the NYS Comptroller, 56 percent of major equipment is beyond its useful life. This has impacted the Town's ability to fully utilize available state funding for road maintenance. To ensure that Town resources and taxpayer dollars are allocated in a transparent and equitable manner, enhance the quality of life for residents, and sustain community identity and pride, the Town Board shall:

- a. Develop and adopt long-term written financial and capital plans to help ensure financial resources are available to replace capital assets in a timely manner, and comprehensive written fund balance and reserve policy, specifying the desired amount of fund balance to be maintained and indicating needed reserves, funding levels and circumstances under which reserve funds will be used or replenished.
- b. Acquire funding 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.

Additionally, The Highway Superintendent should:

- c. Annually provide the Board with the required written inventory list and recommendations for the purchase of machinery and equipment along with the probable cost.
  - d. With the Town Board, annually enter into a written agreement that specifies how funds for highway repairs and improvements are to be used.
4. Revitalize the Brantingham General Store and the former Trailside Restaurant and Bar. Make this broader, just revitalize buildings.

The Brantingham General Store (5508 Partridgeville Road) was home to the Town's post office which served the community for over 10 years. Under new ownership, the General Store, now called Brantingham Station, offers to-go food and an assortment of snacks and supplies. As the only convenience store in the Town, it is important to the community that it is sustained and remains in business.

A former staple for tourists and residents, the Trailside Restaurant and Bar (5771 Partridgeville Road) closed in 2020. The property features direct access to the Lewis County ATV trail system, Otter Creek Horse Trail System, and snowmobile trails connecting to the Adirondacks and Tug Hill. The five-acre site also has three cabin rentals. Upgrades were made to the restaurant to increase its capacity and efficiency.

- a. With assistance from Naturally Lewis and the Lewis County IDA, 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.



# TOWN OF GREIG COMPREHENSIVE PLAN COMMITTEE MEETING MINUTES - MEETING #7

Location: Microsoft Teams, Greig Town Hall, 5186 Greig Rd, Greig, NY

Date: Monday, February 9, 2026

Time: 5:00 pm

Attendance: Bob Johnson, Greig Town Supervisor  
Lauryn Tabolt, Lewis County  
Shellie Marks  
Jim Stratton  
Judy Wilson  
Kathy Tedford  
Thomas Gunn  
Jennifer Hartsig, J. Piper Consulting  
Jonathan Derworiz, LaBella Associates

## AGENDA ITEMS

### 1) Welcome, Shellie

- Shellie Marks has joined the Comprehensive Plan Committee and is filling a recently vacated seat. Debbie Rose has stepped away from the Comprehensive Plan Committee.

### 2) Public Open House De-Brief

- Tom met with Digital Towpath and is exploring options to host Comprehensive Plan materials on the Town's website.
- Bob has registered for a Town YouTube account and is waiting for account verification, which can take 24 hours. The intent is for Town Board meetings to be recorded and posted on this account.
- The Town submitted a grant application for Town Park improvements using input from the Comprehensive Plan's Community Survey and Pine Tree Planning Workshop. Funding requests include a visitor's kiosk, dog park and enhanced playground equipment.
- Tom provided some background on the Town's previous Comprehensive Plan effort.
  - The planning process was centered around the water bottling plant. Energy and effort was focused on a single issue which resulted in a ban on the use via local law. The law was challenged and thrown out.



- The current comprehensive plan was started with the proper intentions as it looks to the future with a wholistic vision. The battery energy storage system (BESS) is the current hot-button issue.
- There are misconceptions and incorrect assumptions being made about the Comprehensive Plan which is resulting in angry residents.
- Prior to the BESS, there was very little interest from the public in the Comprehensive Plan. There is always room for improvement in communication. BESS has inspired misinformation and misunderstanding in the community.
- Jim indicated that at the beginning of the community pushback to BESS, and to inform and correct misconceptions, he attempted to explain the purpose and function of a Comprehensive Plan to the attendees of a Zoning Board of Appeals meeting. The ZBA itself generally understands the nature of a Comprehensive Plan.
- Good input was received at the Open House, including a revised vision statement that mentions small businesses.
- Green Energy is a top priority for the State. The NYSERDA Website includes comprehensive plan suggestions and ways to strengthen zoning laws related to clean energy. The current zoning laws are substantial
- Include a severability clause in comprehensive plan related to BESS to clarify that if a particular policy or section does not hold up if challenged, the remainder of the plan is still in-effect. Clarify commercial scale versus residential scale. The comprehensive plan will recommend monitoring for updates to BESS/industrial technology.
- What have other towns done to keep BESS out? National grid proposed BESS in Raquette so that town could have power through an outage. Carmel banned BESS citing health and safety and updated its master plan to reflect health and safety.
- The Town does not want industrial land uses.
- Include a recommendation in the Plan that requires a committee to be struck to evaluate the Plan every five years and assess whether it needs updating. Tim Peterson (chair of the county planning board) would be a good fit.

### 3) Draft Vision, Goals, and Strategies Survey Update

- Jon to share write up about the survey, its purpose and intent and share with CPC. Include QR Code and link to survey. This will also be sent out via PeachJar.
- There will be no additional open houses or survey.

### 4) Next Steps

- Prepare FAQ for the Comprehensive Plan. Acknowledge distinction between the Comprehensive Plan and the BESS. Jon to provide Amber some information on the Comprehensive Planning process.
- Jon to send survey QR code and link to the CPC with a write-up. Survey closing February 28, 2026.
- Jon to finish draft by February 27, 2026.



5) Other

- None.

6) Next Meeting

- To be scheduled following the closure of the Vision, Goals, and Strategies survey.

# TOWN OF GREIG COMPREHENSIVE PLAN

→ trail heads upkeep | → Boat launch  
→ who is responsible for this?

## Planning Session

→ taxes, constant increase.  
→ Brantingham Lda Associat<sup>n</sup> / Community Associat<sup>n</sup>.

## Notes

- Battery storage / solar panels - no.  
- forest mgmt plans for private landowners.  
→ tax breaks.  
→ ie. Maryland.

- minimize STRs around B. ham  
- need for affordable housing.

## Land Use

1. What types of land uses are missing from the greater Town? From the hamlets?
2. Are there underutilized or vacant properties in the community that should be refreshed?
3. What do the hamlets look like in 2045?

## Housing

1. Are there gaps in existing housing stock?
2. Where should new housing be located?

# TOWN OF GREIG COMPREHENSIVE PLAN

## Planning Session

### Tourism & Economic Development

### Notes

1. What are the impacts of short-term rentals on the community?
2. What cultural and historical assets should be celebrated?  
→ BHAM Community Ass → Old Time Country Fair  
→ Winter festival → Golf tournament.

- Parking issues - trailers, vehicles - impacts ENO.  
- limit on how many → balance.  
- STRs - "sleeping 15"  
→ these buildings were not designed for full-time residential uses, or lots of people.

→ mom + pop store to replace B. Ham General.  
→ look at the building for reuse potential  
→ BSA office

### Open Discussion

→ Singing Waters → access. → reuse Trailside.  
→ Dump. Better strategy to dispose of + manage Area  
dead trees + shrubs. Current Dump does not have  
capacity + people misuse the chipper.

# TOWN OF GREIG

## COMPREHENSIVE PLAN

-mm  
-Subdivision requirements.

### Planning Session

#### Parks & Recreation

1. What do you do for fun in Greig?
2. What recreational opportunities are there in Greig in 2045?

Greig Planning Notes

- 10 mile creek trail
- Otter Lake trail
- Erie Canal trail - Bridge failure.
- Winter Rec - non-motorized.
- X-country/horse/snowshoe

→ Dog Park

- indoor pool/rec center.
- splash park
- pickleball
- playground.
- walking trail/paved.
- sidewalks from the Park.

#### Notes

- ATVs
- outdoor recreation
- snowmobiles
- Hiking
- golfing
- pickleball
- Drinking.
- Policing of ATVs/enforcing
- UTV/side by sides - legality?
- enforcement?
- Down to Disk regulation.

#### Agriculture

1. What types of farms and agribusinesses are in Greig?
2. How can we support agriculture in the community?

- corn, forestry - Marks farms
- hobby farms
- tax incentives for Agriculture.
- lack of informat<sup>n</sup> on what's available



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

## **Town of Greig – Comprehensive Plan Planning Workshop Summary**

On October 14, 2025, a Planning Workshop was held at the Pine Tree Inn (7796 Brantingham Road, Greig, NY).

Approximately 40 people attended the hour-long session which began at 5:00 PM. The session was organized to introduce the planning project and gather community input on key themes that will inform the development of the Town’s Draft Plan. LaBella Associates facilitated the event and provided an overview of the project and its objectives.

The room featured a series of thematic boards with questions derived from prior survey results and Community Planning Committee (CPC) discussions. Input received during this meeting will help define the vision, goals, and strategies of the Town’s Comprehensive Plan. Participants were asked questions related to the following themes and provided responses in a large group discussion format.



### **1. Land Use**

- Discussion focused on the identification and delineation of hamlets within the Town with many attendees unfamiliar with their boundaries.
- Questions addressed missing land uses and the future vision for hamlets in 2045. Not much conversation around this topic as attendees requested clarification on what the boundaries of the hamlets are.
- Interest was expressed in identifying underutilized or vacant properties.

### **2. Housing**

- Feedback highlighted gaps in housing stock, particularly for seniors and affordable single-detached homes that align with the rural character.
- Limited discussion occurred regarding potential locations for new housing.

### **3. Parks & Recreation**

- Outdoor recreation was noted as a popular activity.

- Suggestions for 2045 included expanded winter activities (e.g., ski/snowshoe trails), a dog park, indoor pool/rec center, improved sidewalk connectivity, pickleball courts, inclusive playground equipment, and a splash park.
- A trail connecting Brantingham Lake area to Thendara was also proposed.

#### 4. Agriculture

- Existing agricultural activity includes corn farming and forestry.
- Support was expressed for small-scale farming, with ideas such as tax incentives for forest preservation and interest in local food markets.
- Concerns were raised about the decline of small farms and the rise of larger agribusinesses.

#### 5. Tourism & Economic Development

- Short-term rentals (STRs) were discussed, with concerns about safety, parking, and infrastructure.
- Attendees supported regulated STRs rather than a full ban.
- Cultural assets identified included community events (e.g., Old Time Country Fair, Winter Festival, golf tournament) and facilities like Singing Waters Campground.

#### 6. Open Discussion

- Topics included reuse of the Brantingham General Store, need for a post office, and challenges with tree and shrub disposal due to limited dump hours and limited equipment.
- Concerns were raised about increasing taxes and perceived inequities in service distribution.
- Opposition was noted regarding battery energy storage facilities and solar panels.
- Clarification was requested on boat launch maintenance responsibilities.



# TOWN OF GREIG

## COMPREHENSIVE PLAN

### What is a Comprehensive Plan?

A comprehensive plan is a blueprint created by a community that outlines its vision for its future. Key topics often include agriculture and natural resources, public services, housing, parks and recreation, transportation, land use and zoning. Comprehensive plans are driven by public engagement and contain goals, objectives, and recommendations that aim to achieve the community's vision.

### Doesn't Greig already have a Comprehensive Plan?

The Town completed *some* groundwork in preparation for a Comprehensive Plan. In 2015, with help from the Jefferson Community College, a Community Planning survey was conducted that asked property owners about a variety of community characteristics including, perceptions of Greig, future growth and development, Town services, and housing. 2015 input will be used to form a baseline for the Comprehensive Plan and identify historical opportunities and challenges.

### Why are you here?

While the 2015 data is important, we need your help to identify community issues, opportunities, and challenges that have emerged over the last ten years. Public engagement is vital in preparing a forward-thinking, community-driven, and proactive Comprehensive Plan.

# TOWN OF GREIG

## COMPREHENSIVE PLAN

### Planning Session

#### Notes

### Land Use

1. What types of land uses are missing from the greater Town? From the hamlets?
2. Are there underutilized or vacant properties in the community that should be refreshed?
3. What do the hamlets look like in 2045?

### Housing

1. Are there gaps in existing housing stock?
2. Where should new housing be located?

# TOWN OF GREIG

## COMPREHENSIVE PLAN

### Planning Session

#### Notes

### Parks & Recreation

1. What do you do for fun in Greig?
2. What recreational opportunities are there in Greig in 2045?

### Agriculture

1. What types of farms and agribusinesses are in Greig?
2. How can we support agriculture in the community?

# TOWN OF GREIG

## COMPREHENSIVE PLAN

### Planning Session

#### Notes

### Tourism & Economic Development

1. What are the impacts of short-term rentals on the community?
2. What cultural and historical assets should be celebrated?

### Open Discussion



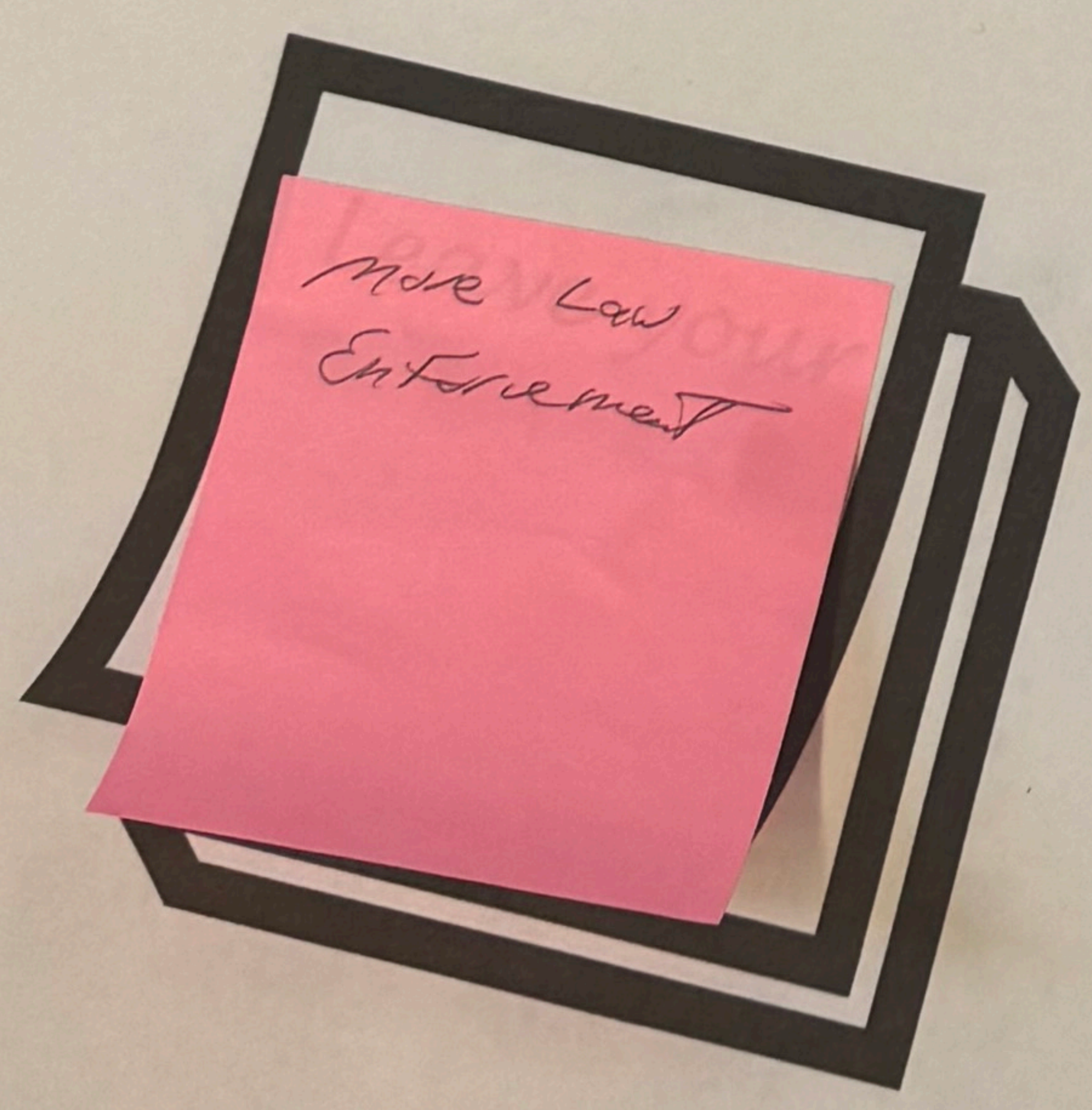
# TOWN OF GREIG

## COMPREHENSIVE PLAN

**What is your favorite thing about Greig?**



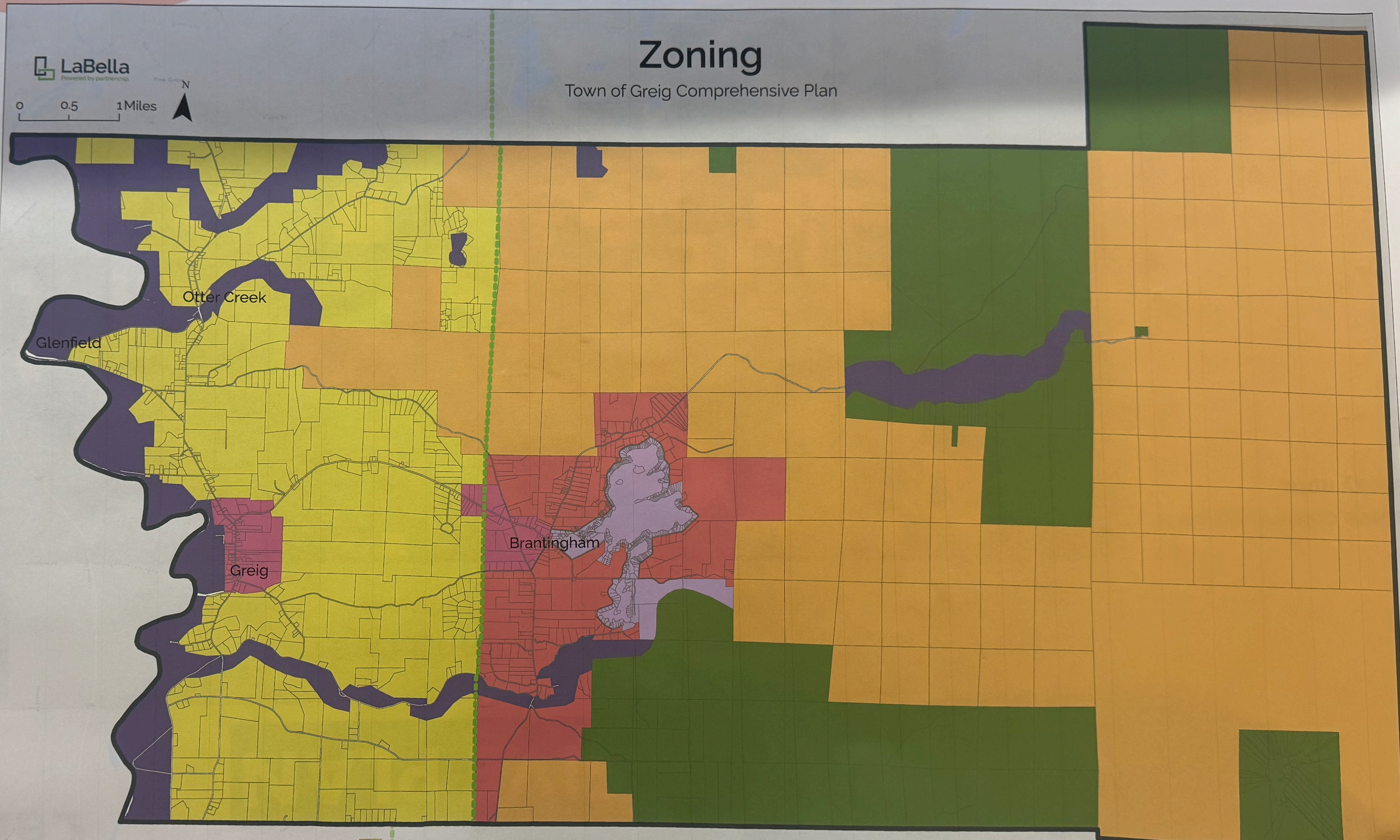
**What do you think Greig is missing?**



# TOWN OF GREIG

# COMPREHENSIVE PLAN

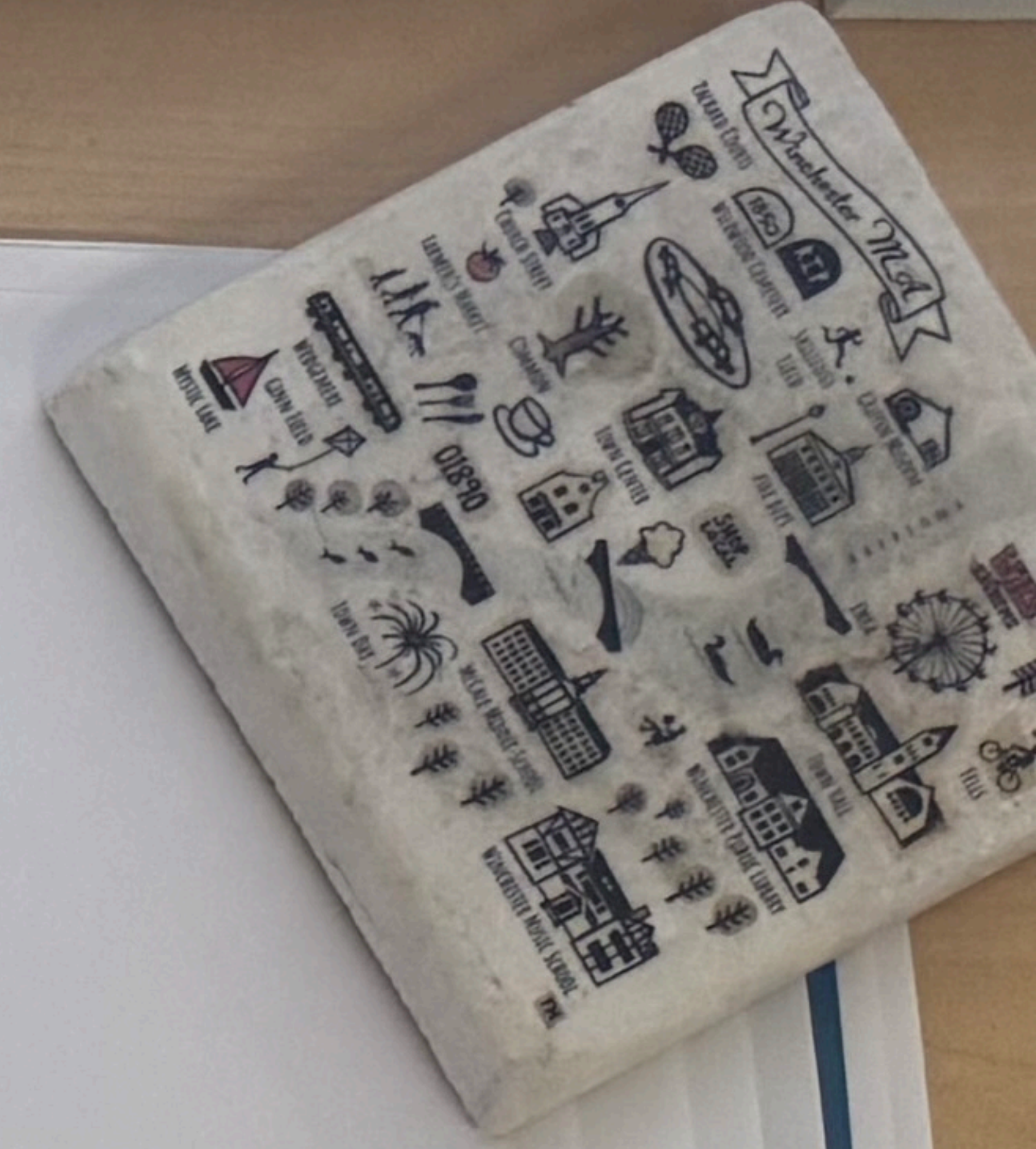
## Zoning



- Legend**
- Town of Greig
  - Adirondack Park Boundary
  - Forest
  - Hamlet
  - Public Lands
  - Light Industrial
  - Rural Residential 1
  - Rural Residential 2
  - Waterfront 1
  - Waterfront 2

Leave comments on a sticky note.

from 2013-2023 population dropped how many more residences were built in this time, maybe population is not the right metric. Census data vs tax roll data would be good to understand

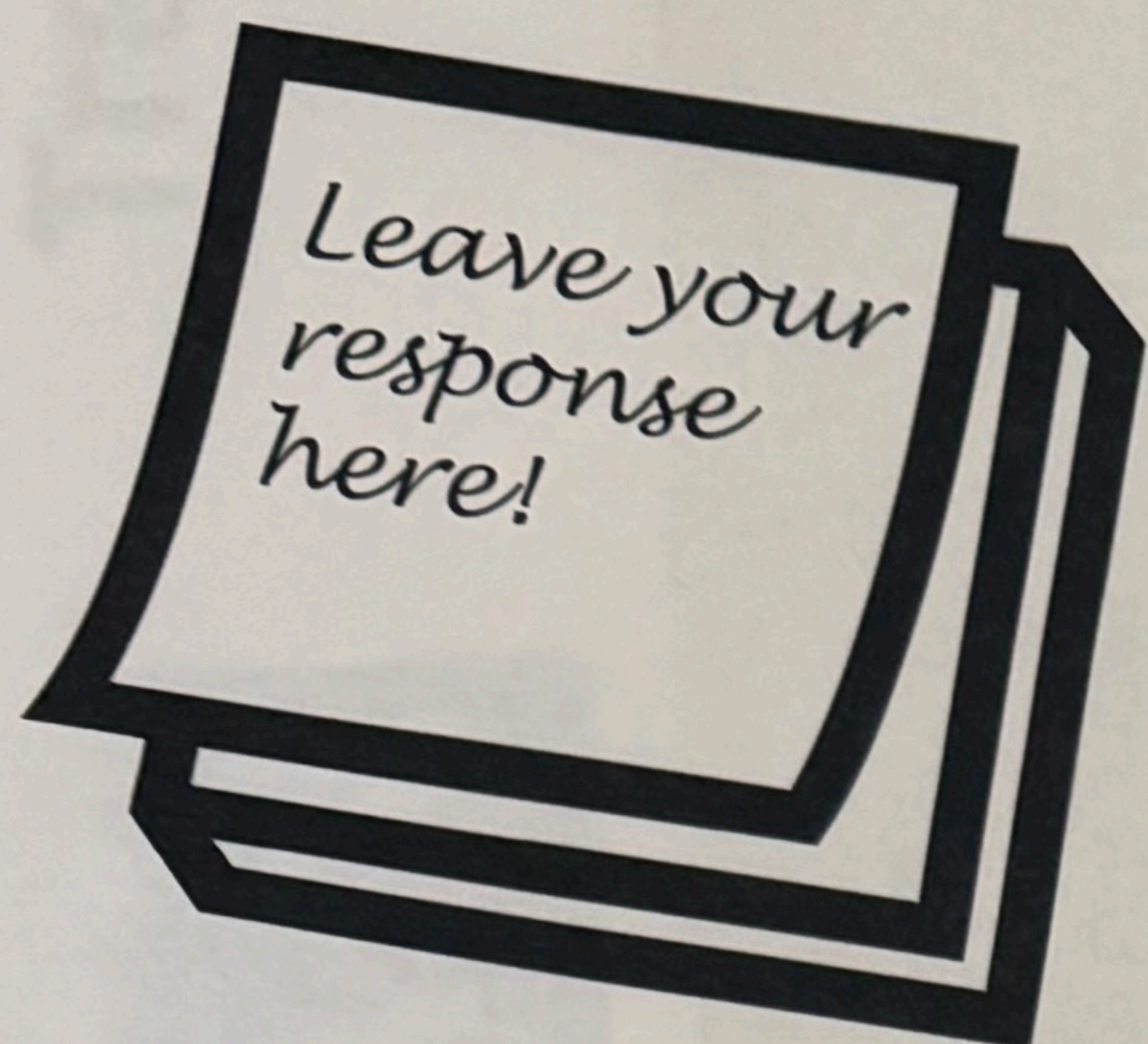


Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

# TOWN OF GREIG

## COMPREHENSIVE PLAN

Describe *present-day* Greig in one word



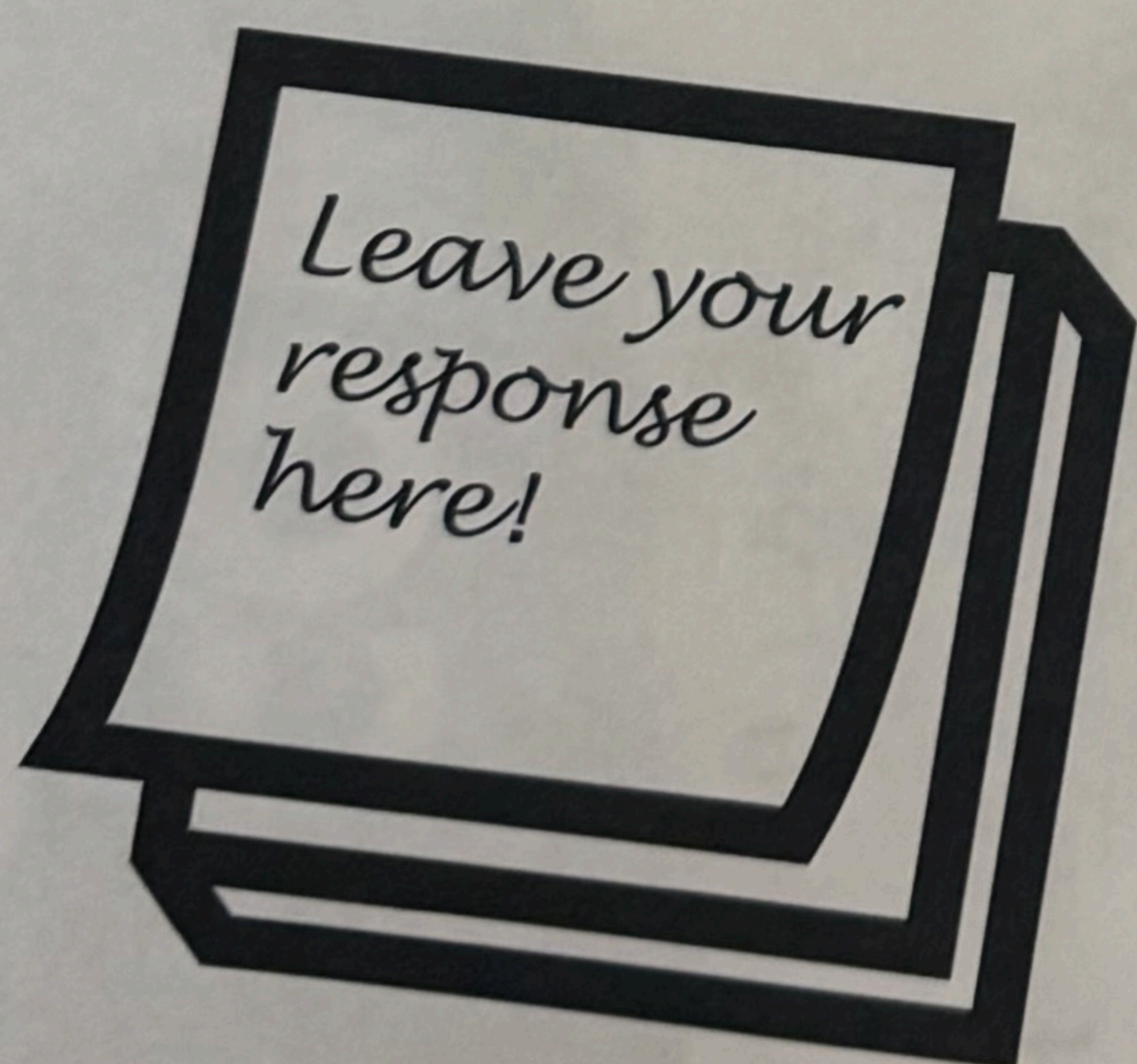
dying  
-used to have  
post office  
& churches  
school  
stores

Peaceful  
Quiet  
Spirit of 'dacks

No Law

Needs a  
lot of  
people

Finish this sentence:  
"In 20 years, Greig will..."



Place a sticky dot  
where improvements  
are needed and leave  
your comments on a  
sticky note!

dying  
- used to have  
post office  
2 churches  
school  
stores

Peaceful  
Quiet  
Spirit of 'docks

No Law

Needs a  
lot of  
pirates!

# TOWN OF GREIG

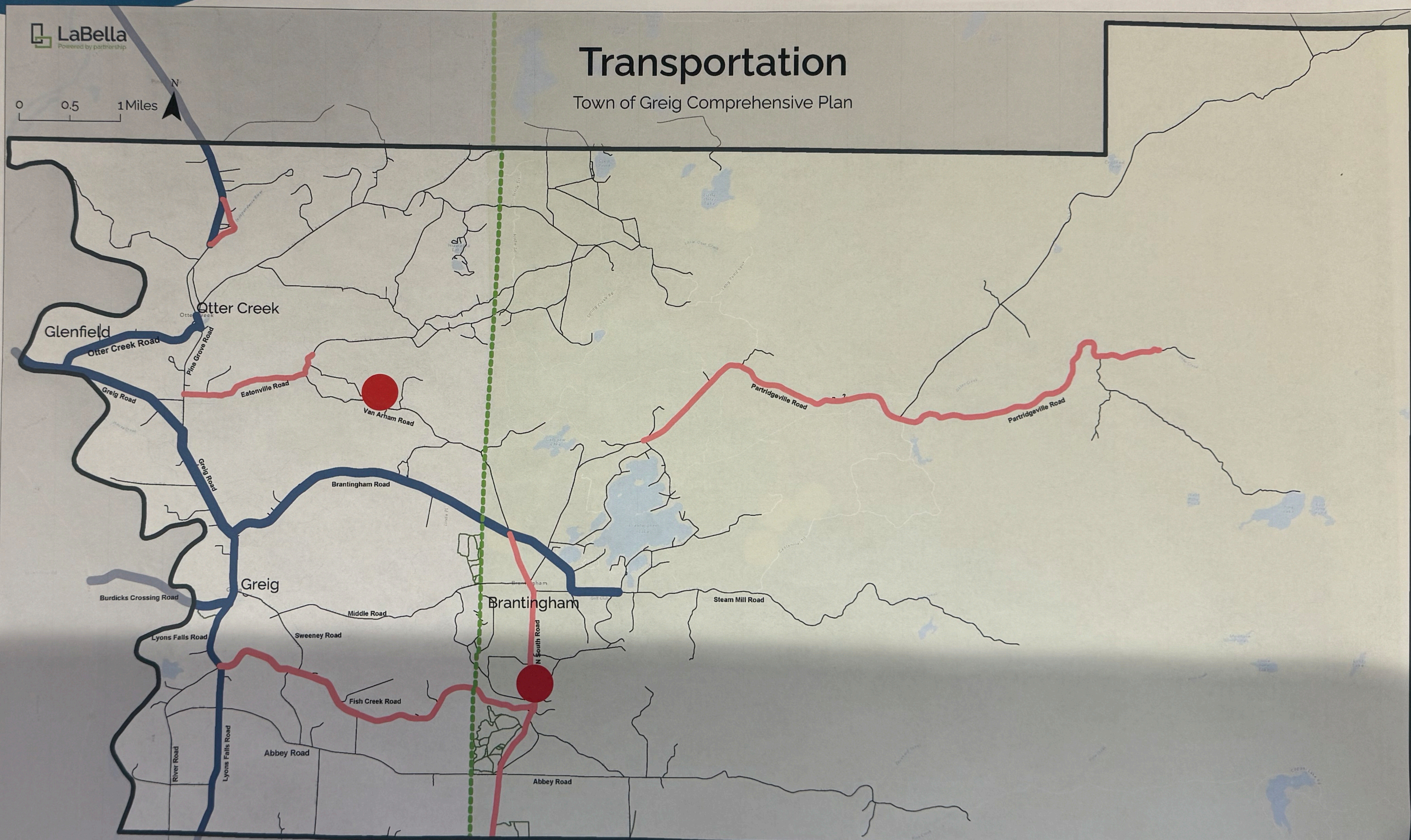
# COMPREHENSIVE PLAN

## Transportation

Place a **red** sticky dot where improvements are needed and leave your comments on a sticky note!

### Transportation

Town of Greig Comprehensive Plan



Legend		Jurisdiction and AADT**	
	Town of Greig		≤ 159 (Town Road)
	OHV Trails*		≤ 433 (Town Road)
	Roads		≤ 433 (County Road)
			≤ 1033 (County Road)
			≤ 1590 (County Road)
			> 1590 (County Road)

\*OHV stands for Off-Highway Vehicle.

\*\*AADT stands for Annual Average Daily Traffic and represents the average number of vehicles passing a specific point on a road each day over a full year.

Re-gravel the narrow road please!  
ATVS tearup

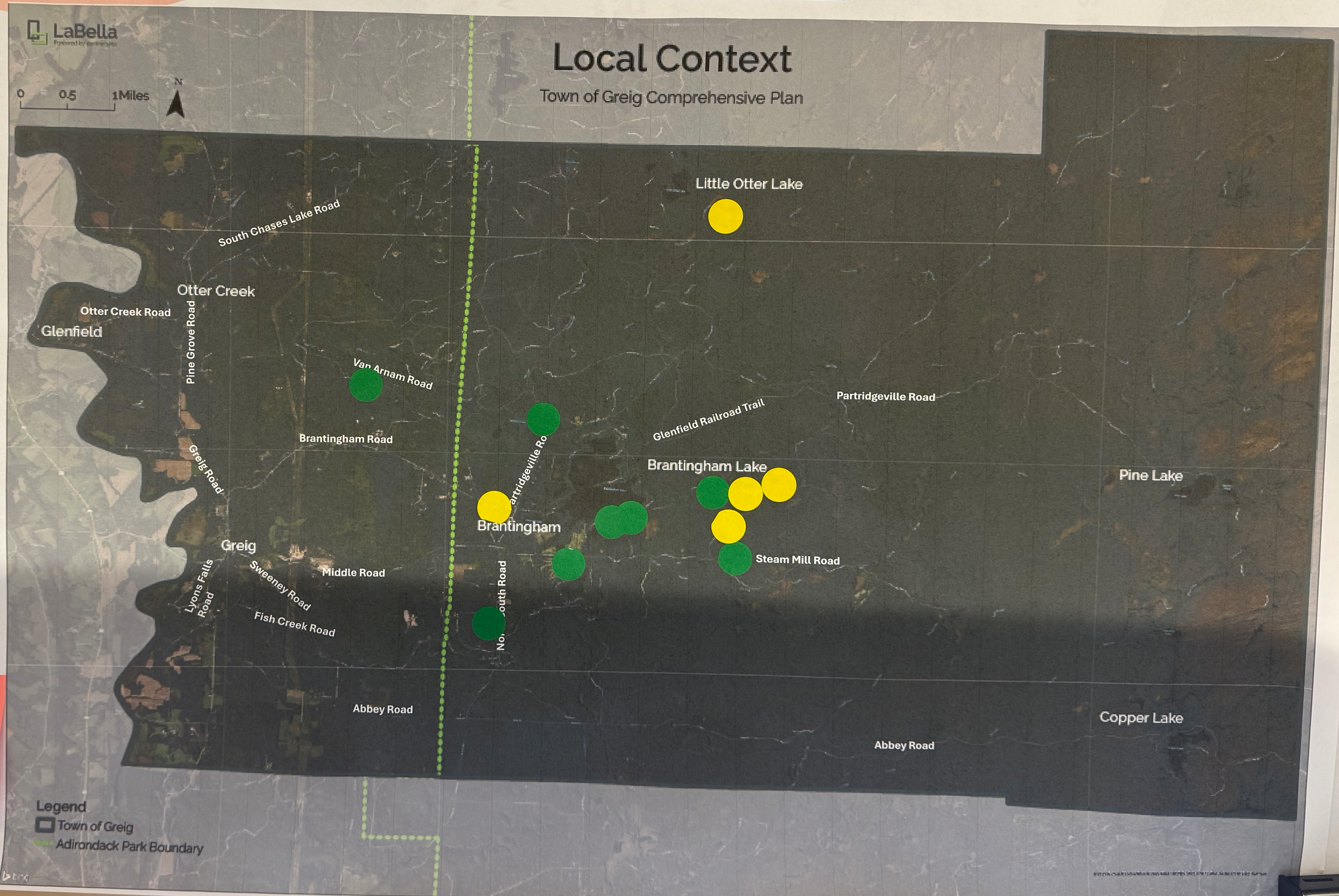
Re-gravel the nar-  
rowed road, please!

ATVs tear up

# TOWN OF GREIG

# COMPREHENSIVE PLAN

## Context



Place a **green** sticky dot where you live!

Place a **yellow** sticky dot at your favorite place in Greig!

Leave comments on a sticky note.

*Limit/Eliminate Commercial use of Landfill Residents Only*

*future plan for the landfill. What happens when it's full?*

# Leave comments on a sticky note.

Limit/Eliminate  
Commercial use  
of Landfill  
Residents  
Only

---

future plan for  
the landfill.  
What happens when  
it's full?

# TOWN OF GREIG

# COMPREHENSIVE PLAN

The Town is reviewing new graphics for the its website and print materials. Place a **sticky dot** on your favorite graphic below.



or



Did you know that the Town has a **five-acre park just north of Town Hall**? What features would you like to see at the Town Park? **Write your suggestions on stick notes.**

There is currently a baseball diamond, walking track, pavilion with tables, fire pits, children's play equipment and restrooms.





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

# TOWN OF GREIG

# COMPREHENSIVE PLAN

**Welcome to the Public Open House.**

Please have a look around at the information presented and use the sticky notes and pens provided to share your thoughts on *present* and *future Greig*.

# TOWN OF GREIG

## COMPREHENSIVE PLAN

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

A comprehensive plan is a blueprint created by a community that outlines its vision for its future. Key topics often include agriculture and natural resources, public services, housing, parks and recreation, transportation, land use and zoning. Comprehensive plans are driven by public engagement and contain goals, objectives, and recommendations that aim to achieve the community's vision.

### **Doesn't Greig already have a Comprehensive Plan?**

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### **Why are you here?**

While the 2015 data is important, we need your help to identify community issues, opportunities, and challenges that have emerged over the last ten years. Public engagement is vital in preparing a forward-thinking, community-driven, and proactive Comprehensive Plan.

# TOWN OF GREIG

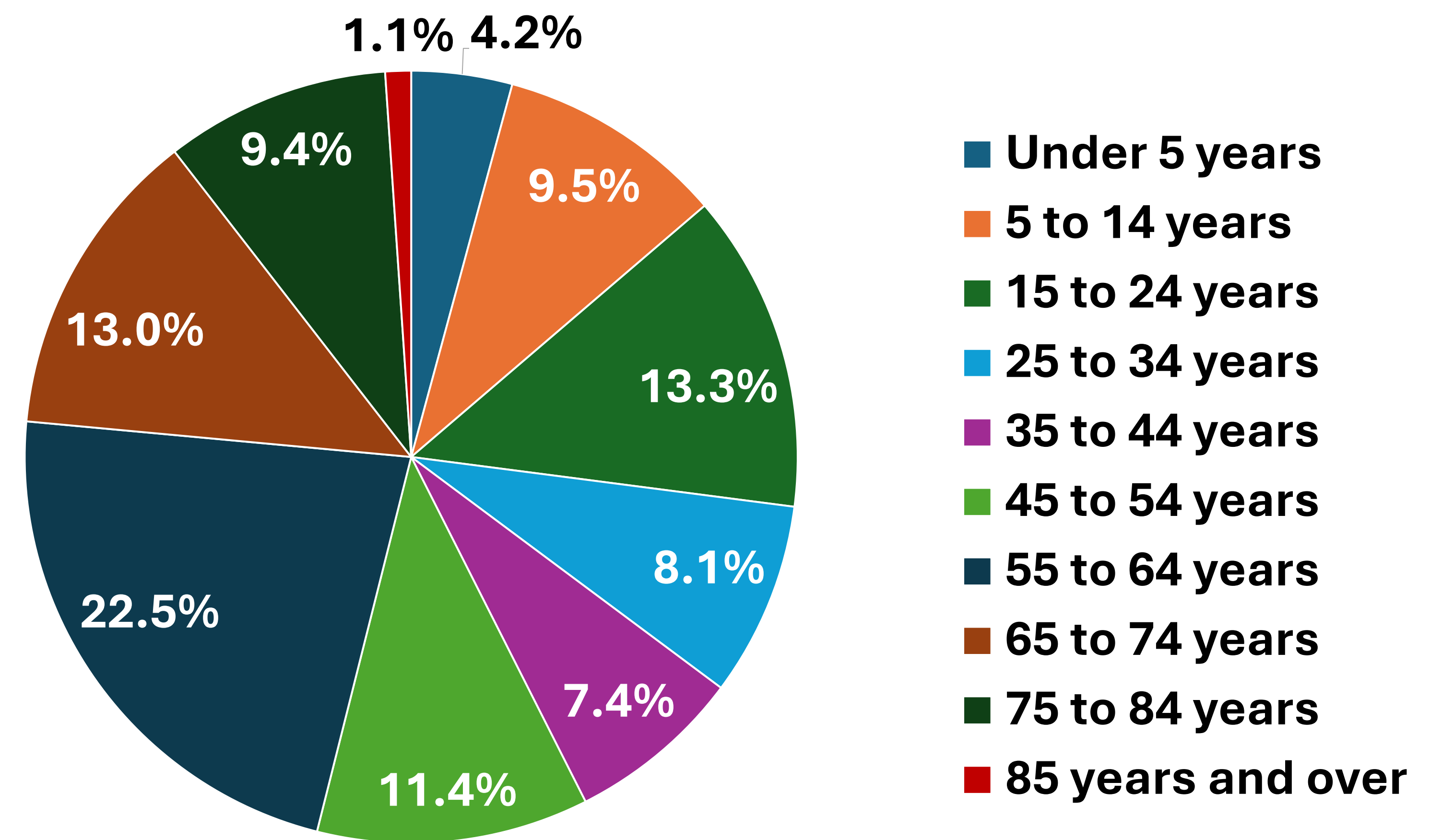
## COMPREHENSIVE PLAN

### Demographics

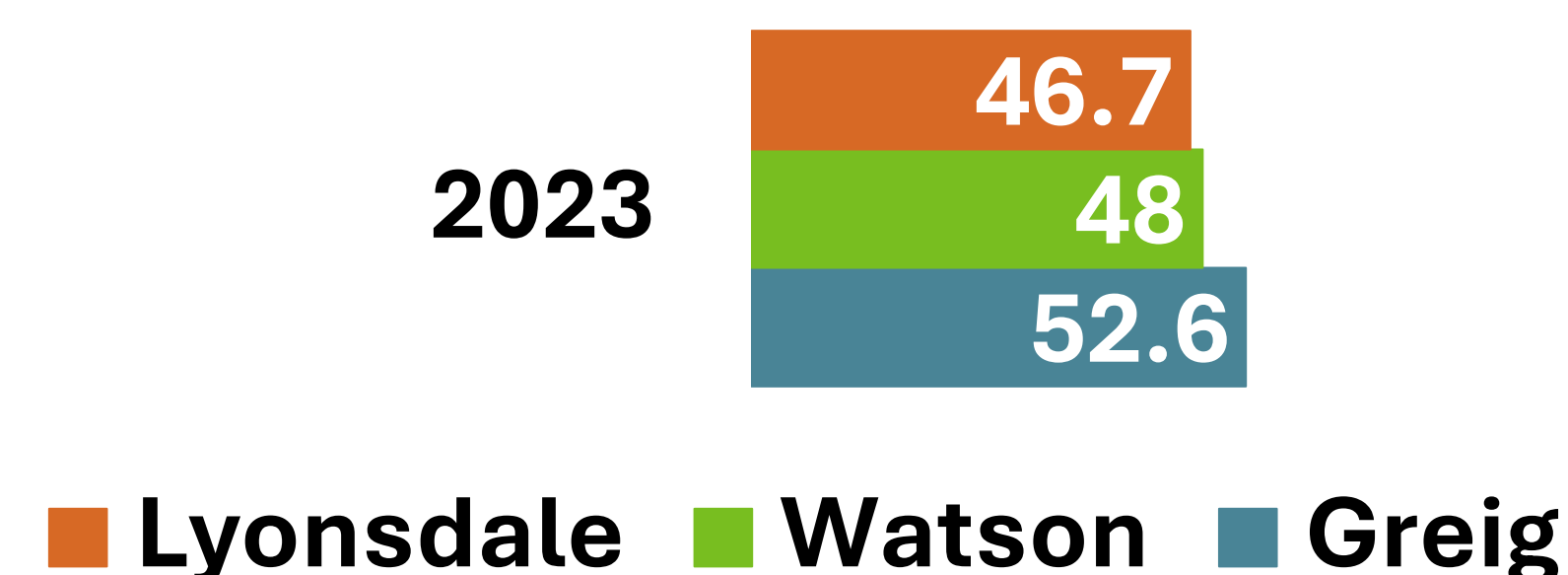
All data has been obtained from the American Community Survey.

- Greig's population declined from **1,180 in 2013** (4.4 percent of Lewis County) to **1,020 in 2023** (3.8 percent). **All towns in Lewis County experienced population declines, except Watson, which saw slight growth.**
- Greig's median age (52.6 in 2023) is older than Lewis County's average (42.0).
- Residents aged **45-64 make up 33.9 percent of Greig's population**, higher than the County average (26.9 percent).
- Greig showed slightly higher mobility rates in 2023 compared to other towns, with 3.3 percent moving within the County, 2.8 percent from a different County, and 0.6 percent from a different state.

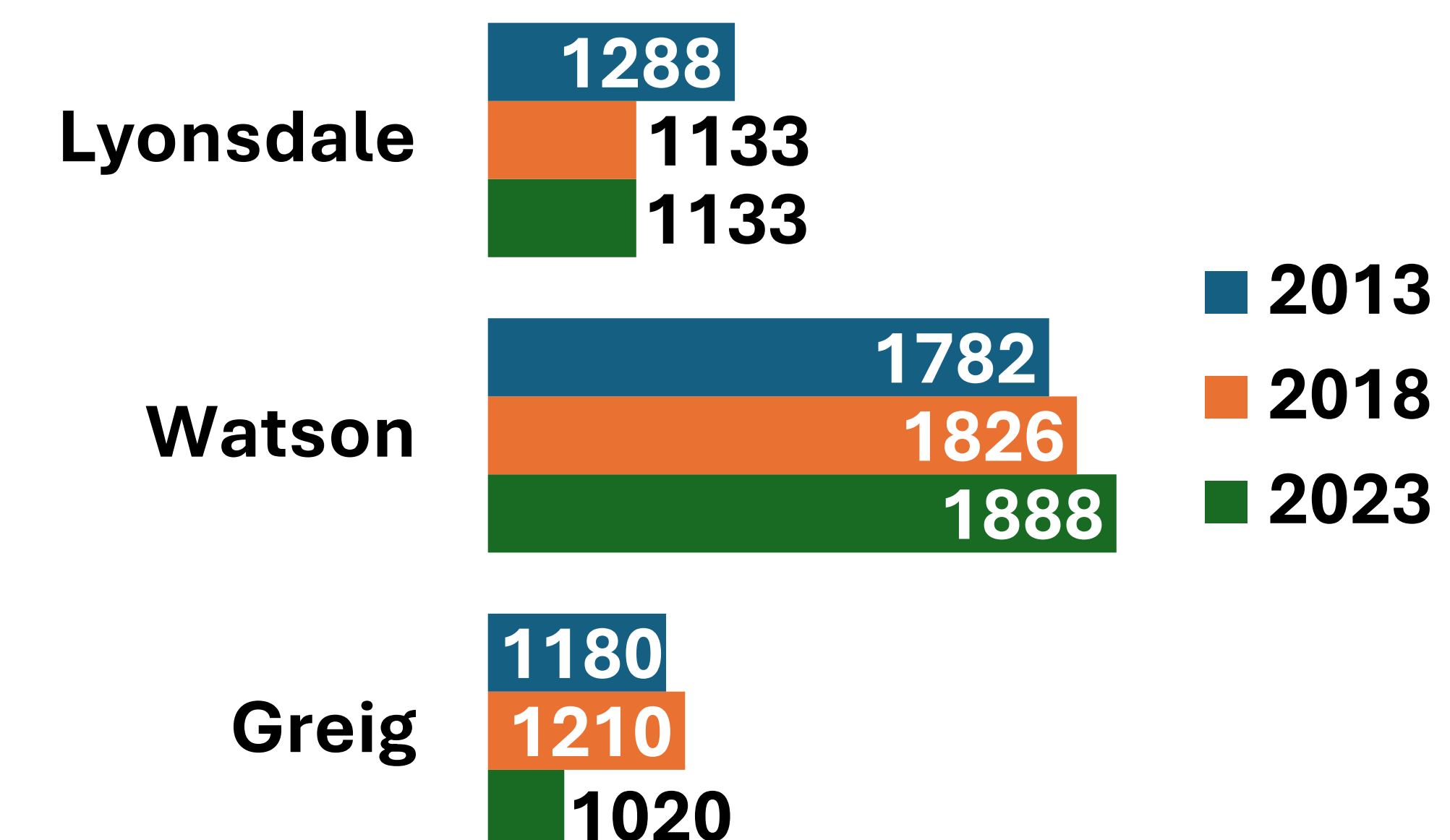
Age Distribution in the Town of Greig, 2023



Median Age by Town



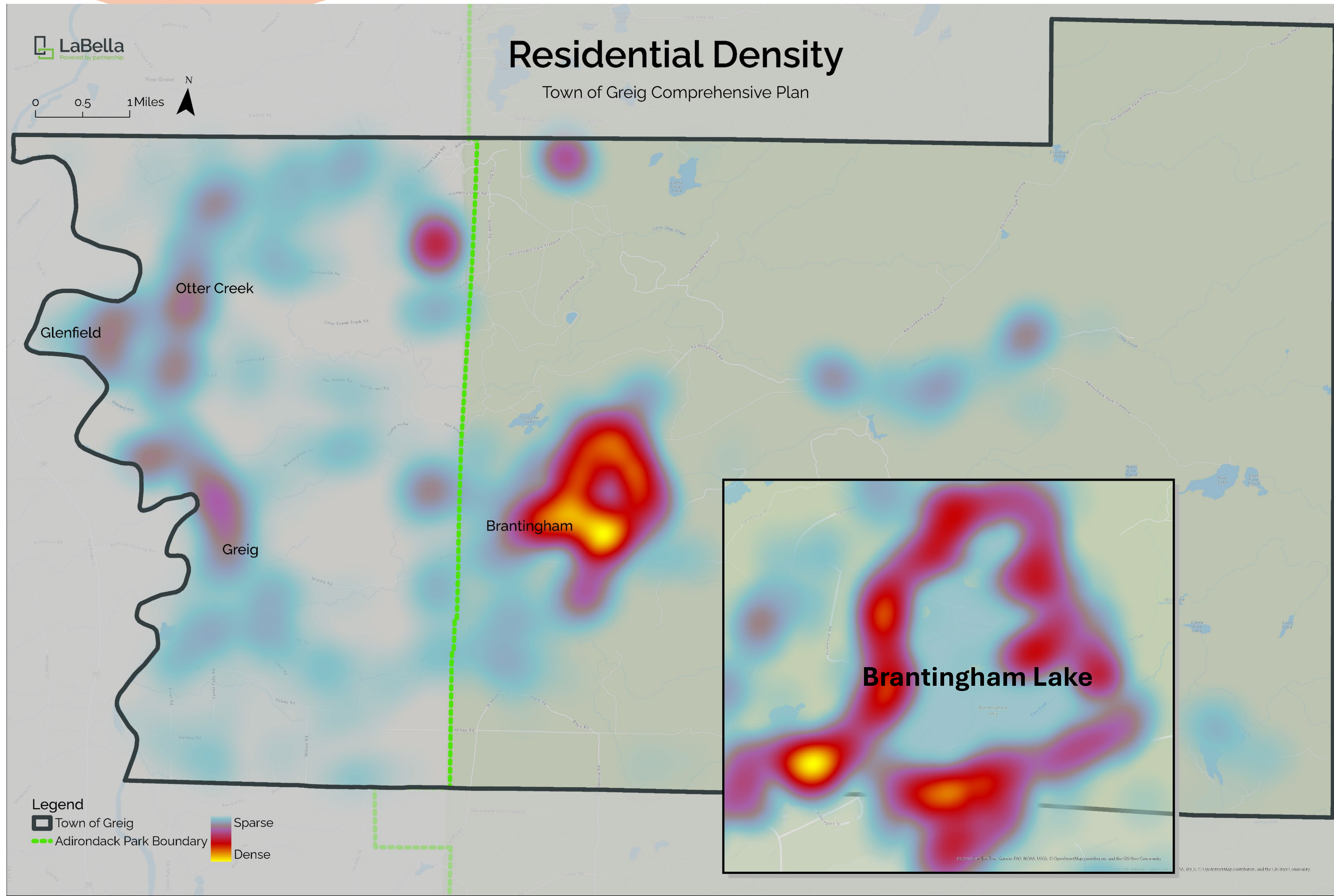
Population by Town Over Time



# TOWN OF GREIG

# COMPREHENSIVE PLAN

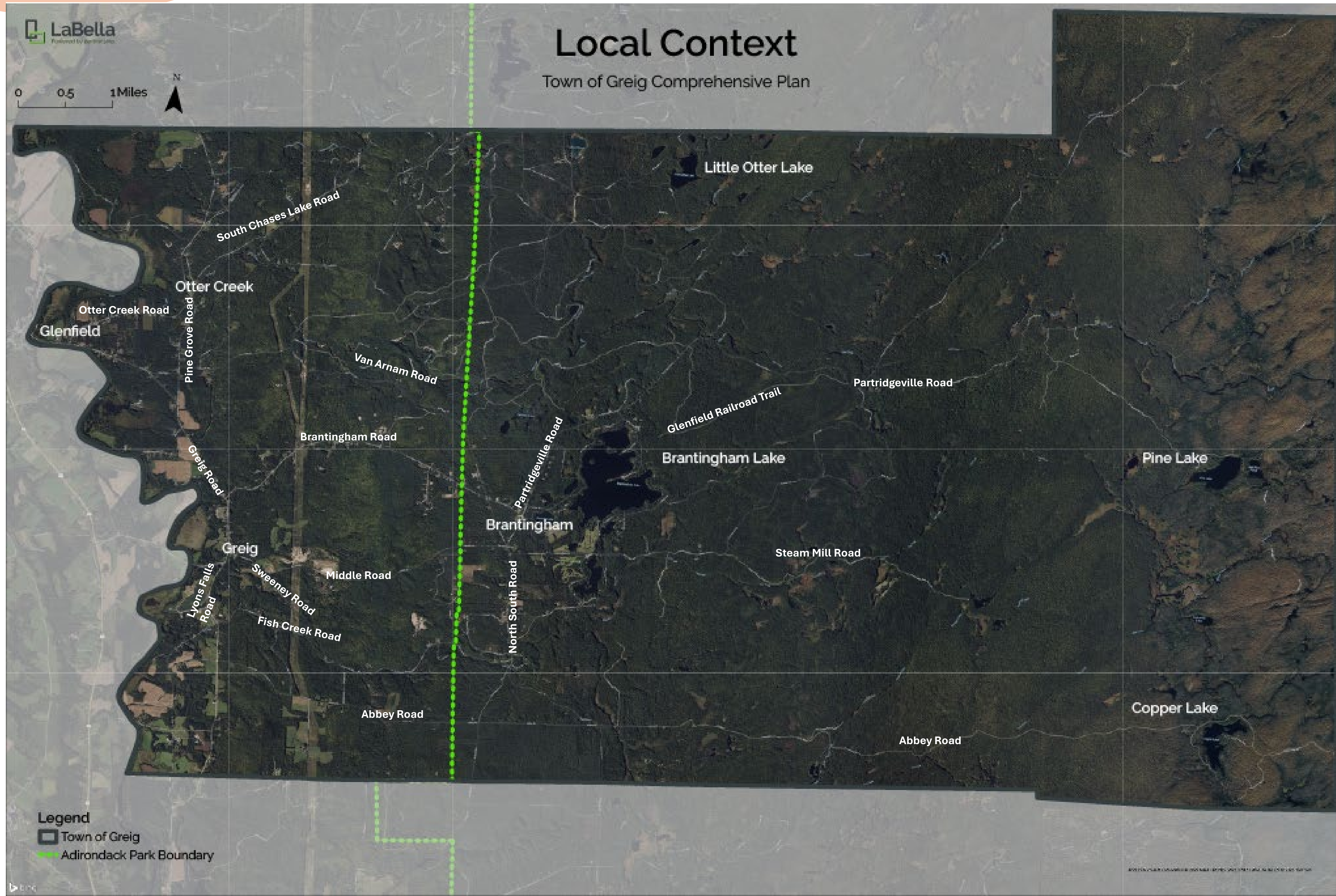
## Residential Density



# TOWN OF GREIG

# COMPREHENSIVE PLAN

## Context



Place a **green** sticky dot where you live!

Place a **yellow** sticky dot at your favorite place in Greig!

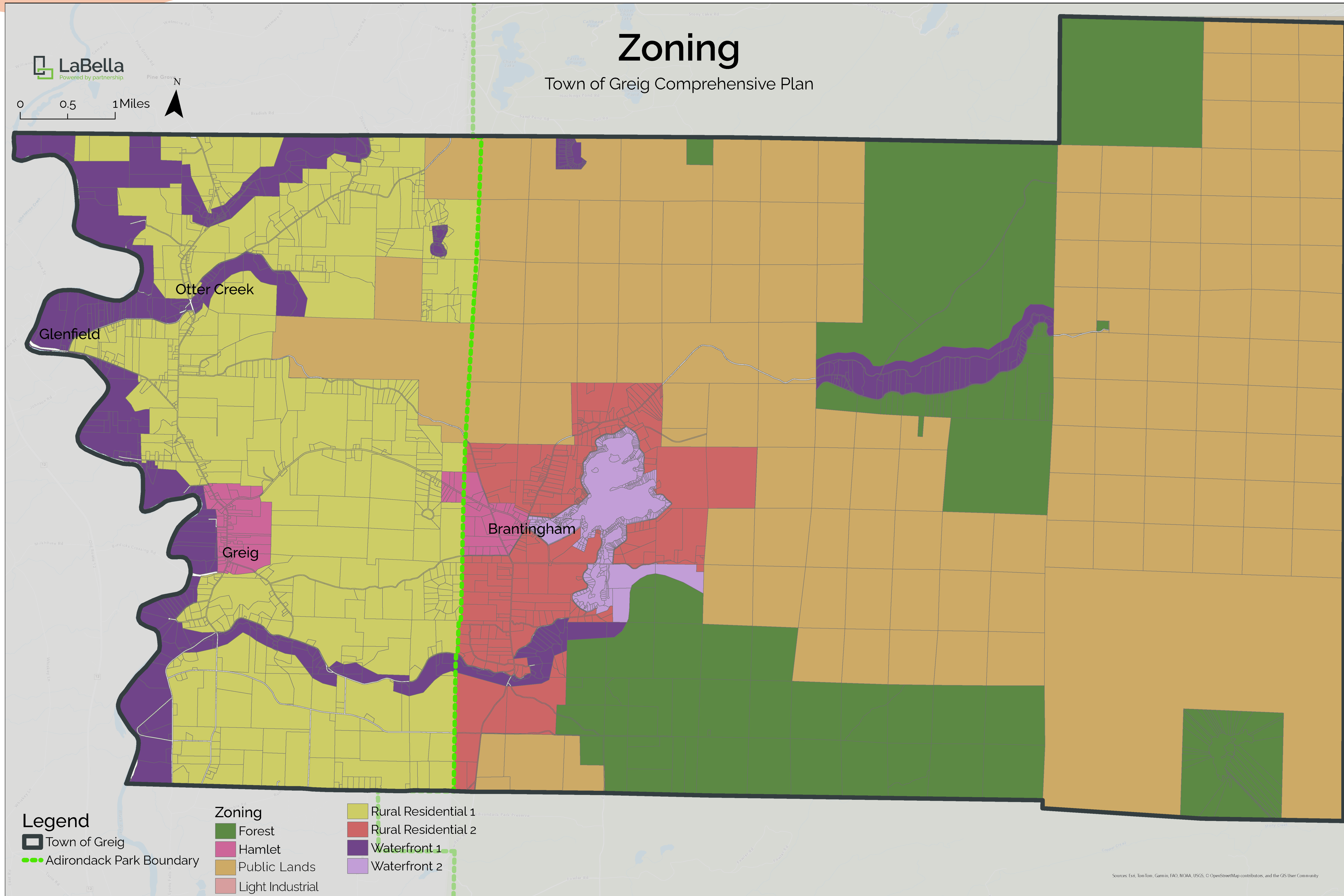
Leave comments on a sticky note.

# TOWN OF GREIG

# COMPREHENSIVE PLAN

# Zoning

Leave comments on a sticky note.

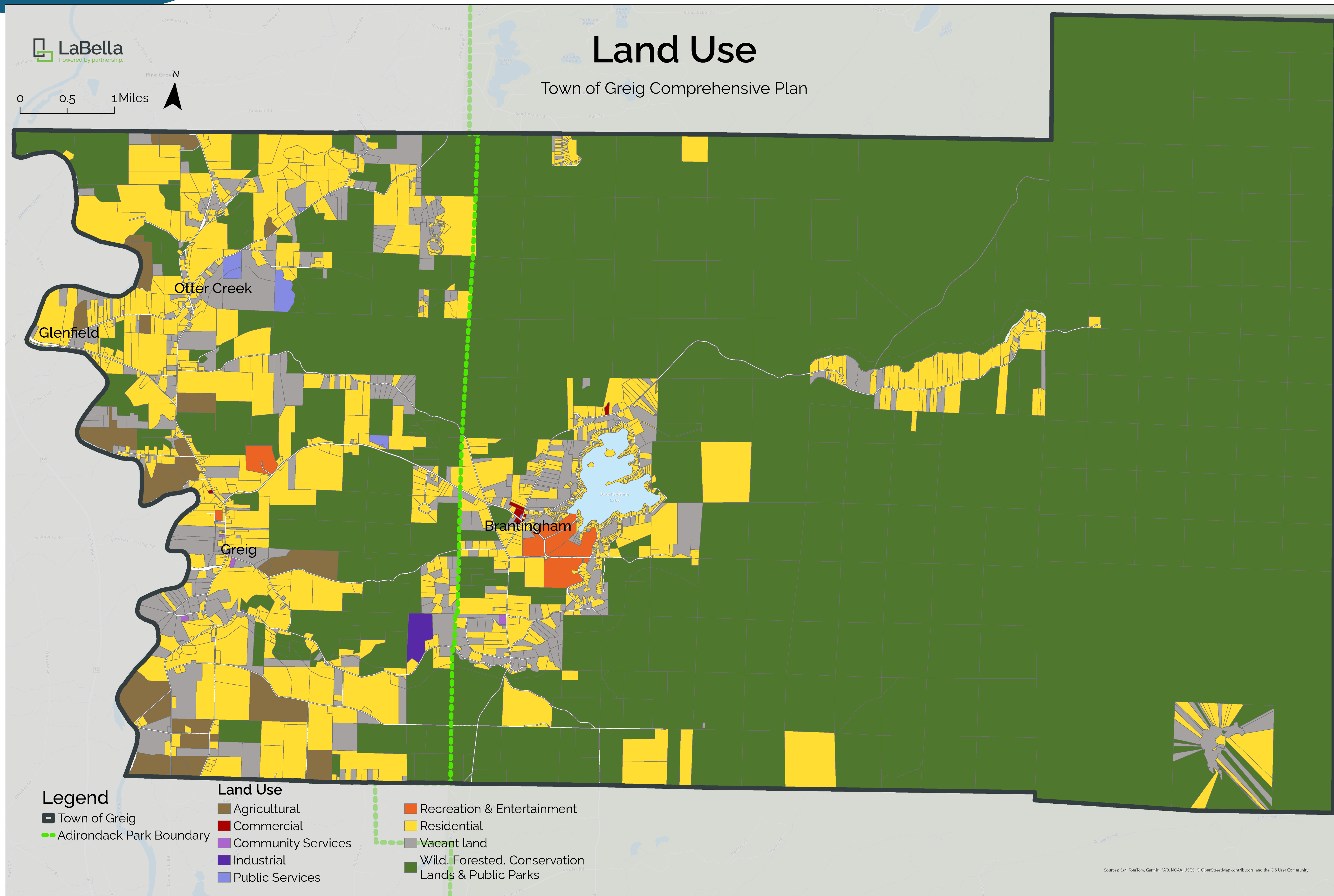


# TOWN OF GREIG

# COMPREHENSIVE PLAN

## Land Use

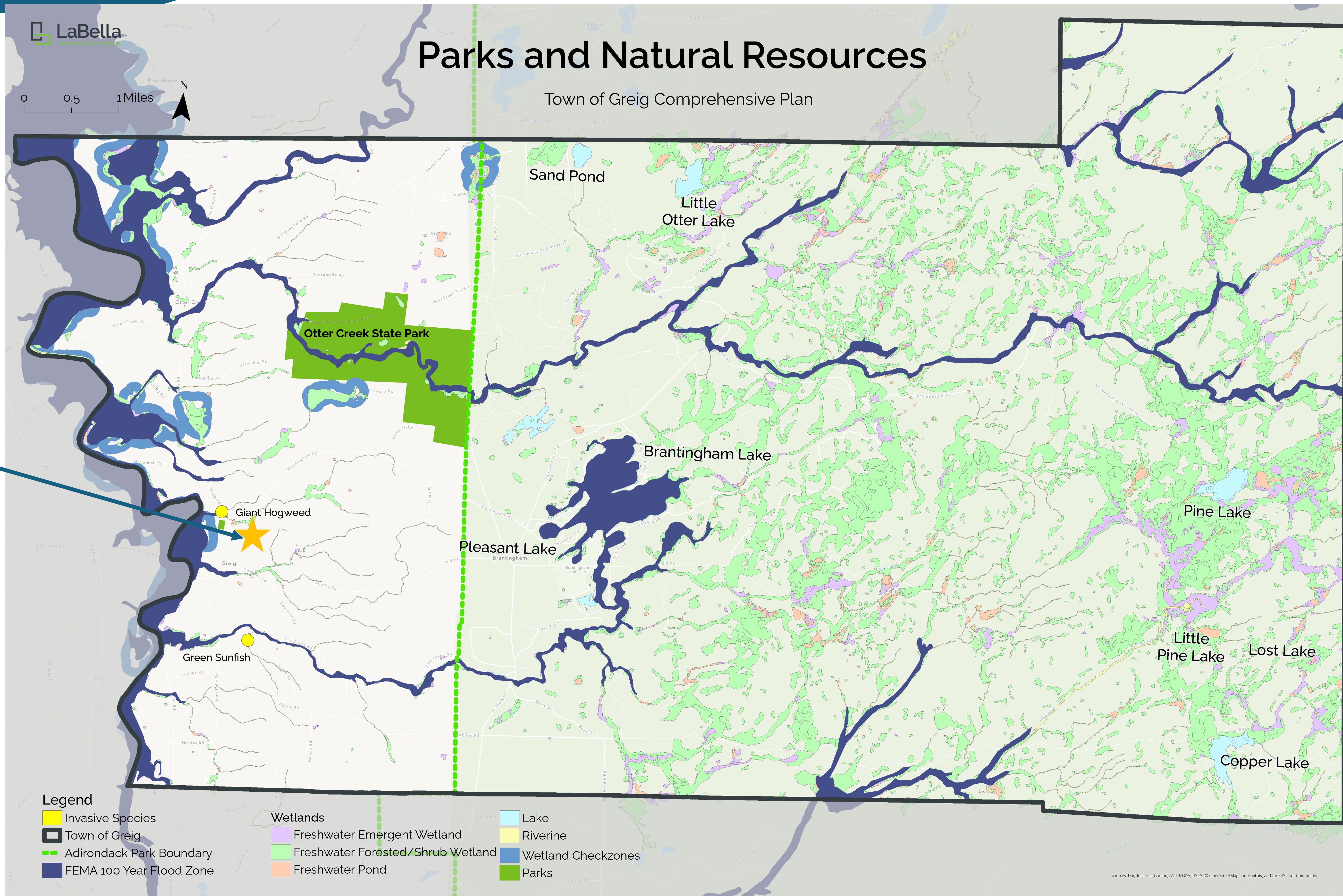
Leave comments on a sticky note.



# TOWN OF GREIG

# COMPREHENSIVE PLAN

## Parks & Natural Resources



Leave comments on a sticky note.

Are there any features you would like to see in the Town Park?

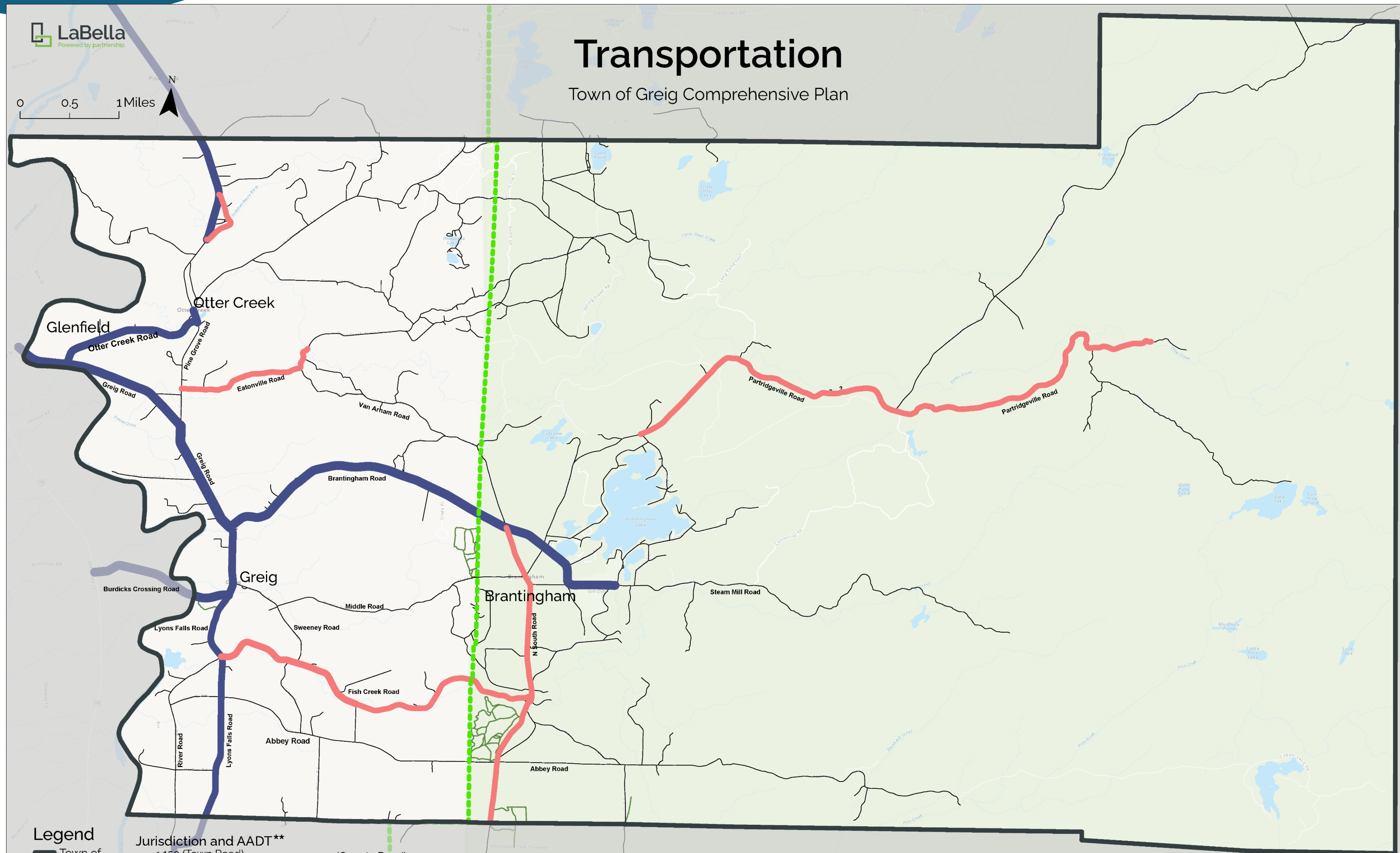
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# TOWN OF GREIG

# COMPREHENSIVE PLAN

## Transportation

Place a **red** sticky dot where improvements are needed and leave your comments on a sticky note!



\*OHV stands for Off-Highway Vehicle.

\*\*AADT stands for Annual Average Daily Traffic and represents the average number of vehicles passing a specific point on a road each day over a full year.

# TOWN OF GREIG

# COMPREHENSIVE PLAN

**Thank you for coming!**

**Next steps:**

Once the Survey closes on **July 31, 2025**, we will use the results and what we heard tonight to draft a vision statement and goals for the Comprehensive Plan. We will then start building out recommendations and strategies to meet each goal. We will be returning for a **second public open house** in the **fall** to present goals and recommendations.

**Project Contact:**

Jonathan Derworiz, Senior Planner, LaBella Associates  
[jderworiz@labellapc.com](mailto:jderworiz@labellapc.com)  
705.991.2105



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

**Don't forget to complete the  
Community Survey:**



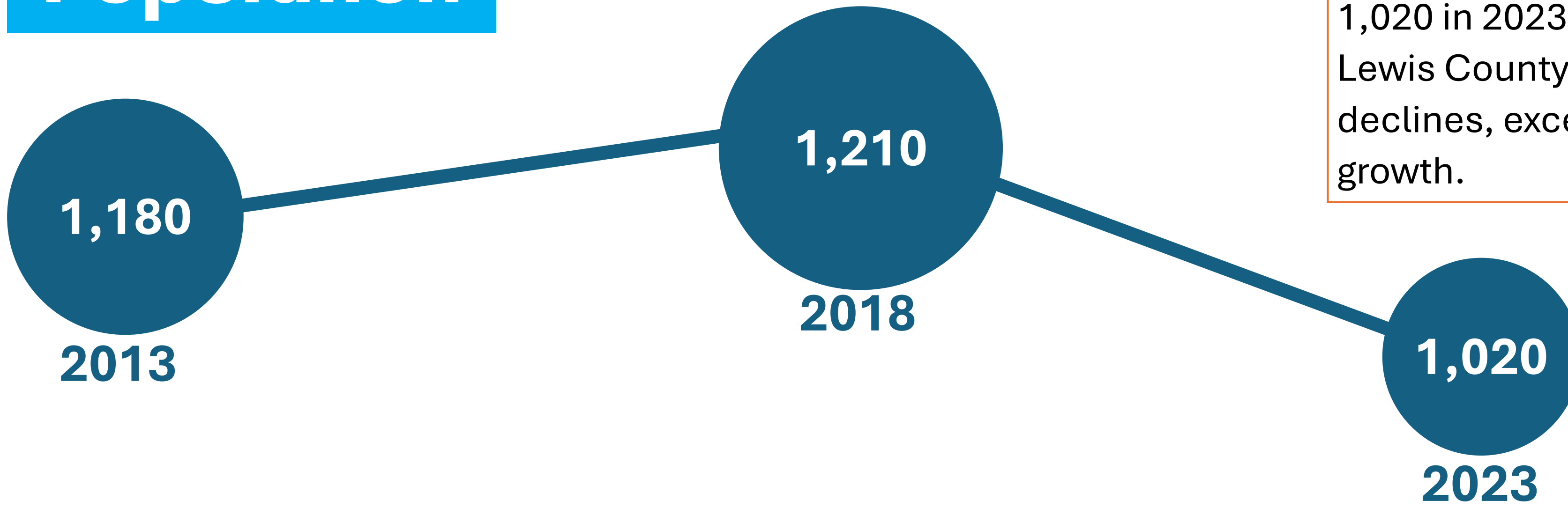
**[Surveymonkey.com/r/  
GreigComprehensivePlan](https://surveymonkey.com/r/GreigComprehensivePlan)**

# TOWN OF GREIG

# COMPREHENSIVE PLAN

## Demographics and Statistics

### Population



Greig's population declined from 1,180 in 2013 (4.4 percent of Lewis County) to 1,020 in 2023 (3.8 percent). All towns in Lewis County experienced population declines, except Watson, which saw slight growth.

Greig's median age (52.6 in 2023) is older than Lewis County's average (42.0).

The two largest age cohorts are 60-64 and 65-74. These populations make up approximately 14 and 13 percent of the town, respectively.

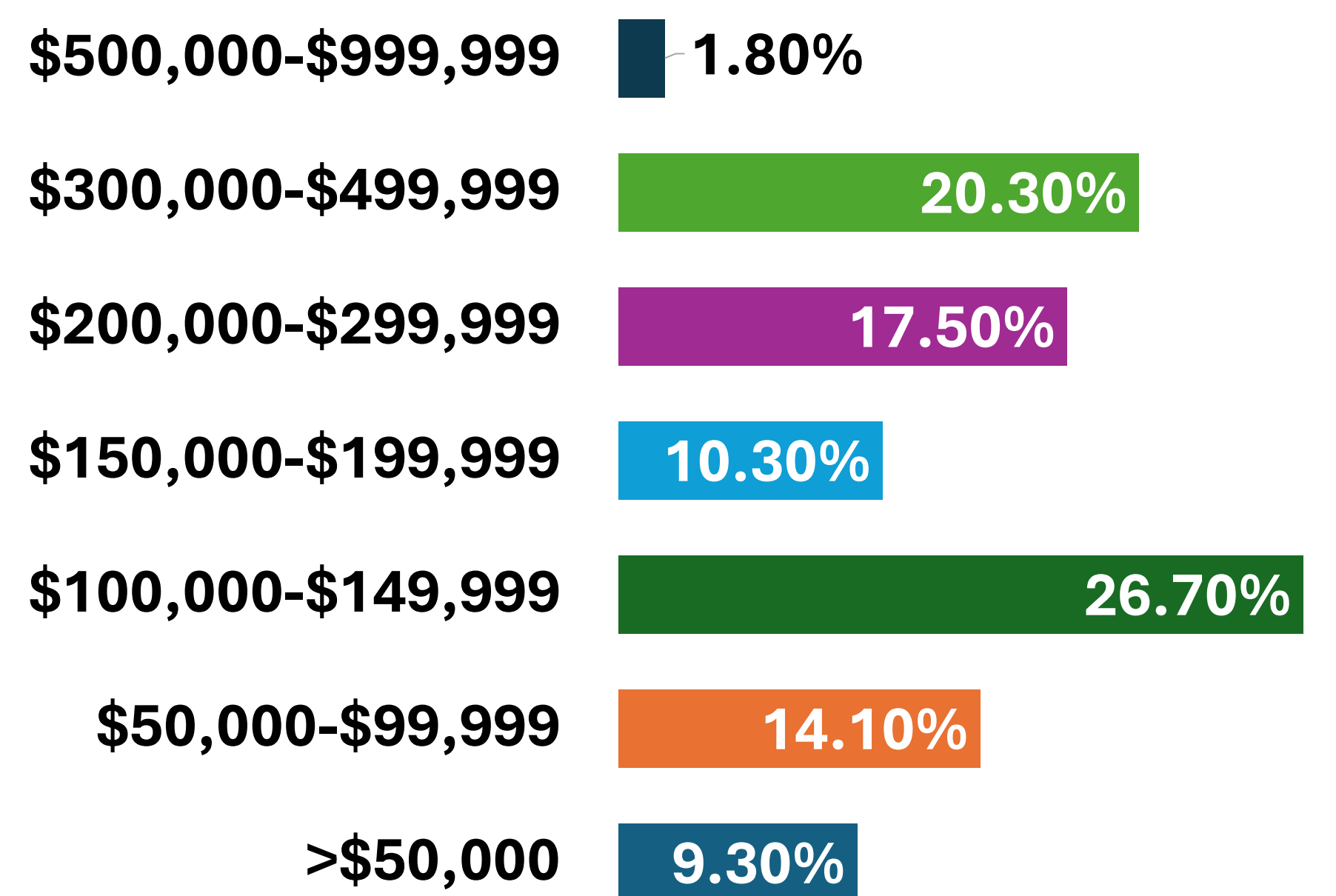
Greig showed slightly higher mobility rates in 2023 compared to other towns, with 3.3 percent moving within the County, 2.8 percent from a different County, and 0.6 percent from a different state.

### Housing

#### Household Size by Year in Greig

Household Size	Year	% of Households
One-person	2013	22.9%
	2018	26.2%
	2023	39.7%
Two-person	2013	52.5%
	2018	49.2%
	2023	36.7%
Three-person	2013	7.4%
	2018	11.3%
	2023	6.3%
Four-or-more-persons	2013	17.2%
	2018	13.2%
	2023	17.3%

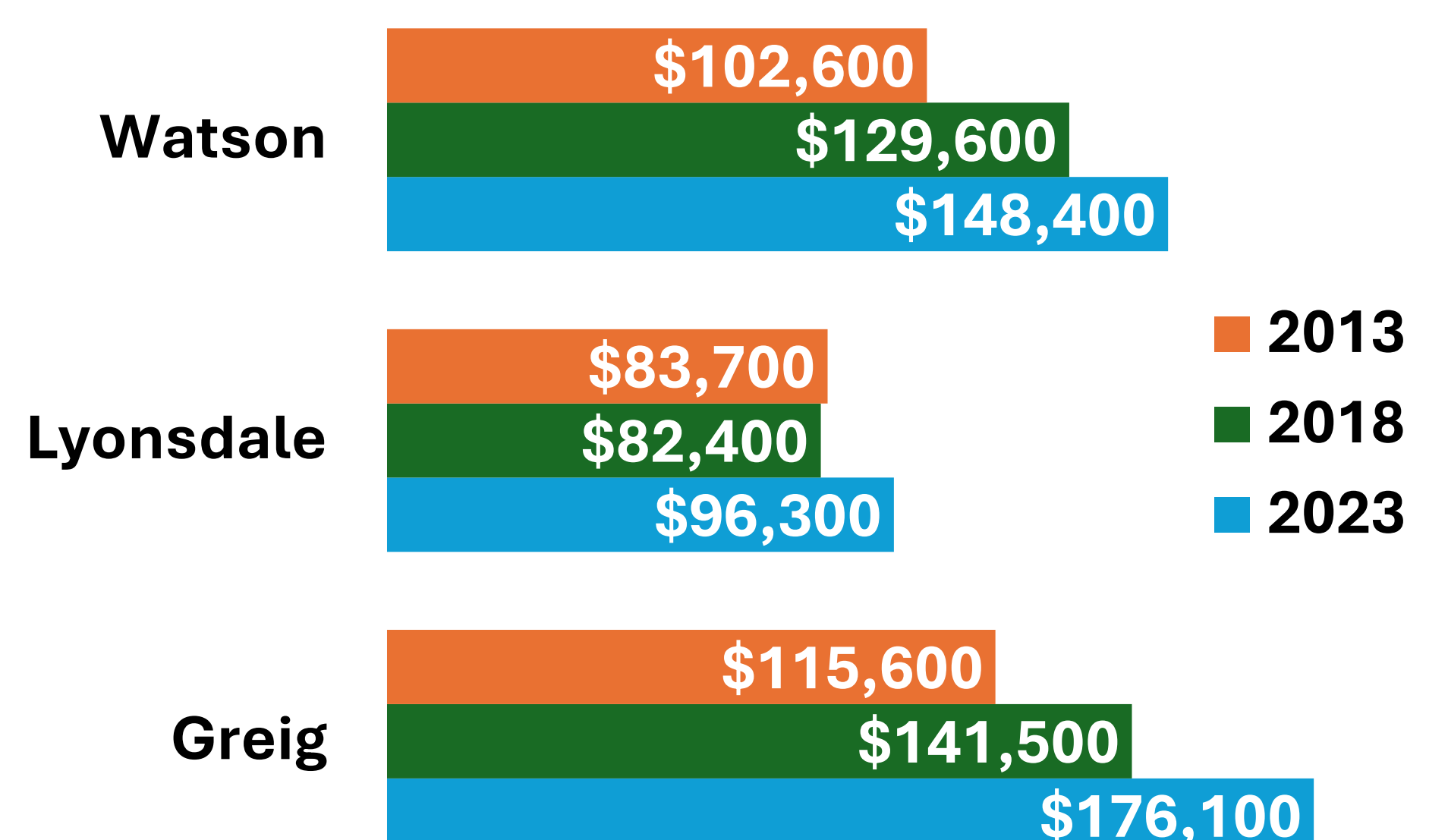
#### Home Value in Greig in 2023



#### Housing Tenure in 2023

Town	Renters (%)	Owners (%)
Greig	13.9%	86.1%
Lyonsdale	12.8%	87.2%
Watson	6.20%	93.8%

#### Median Home Value Comparison

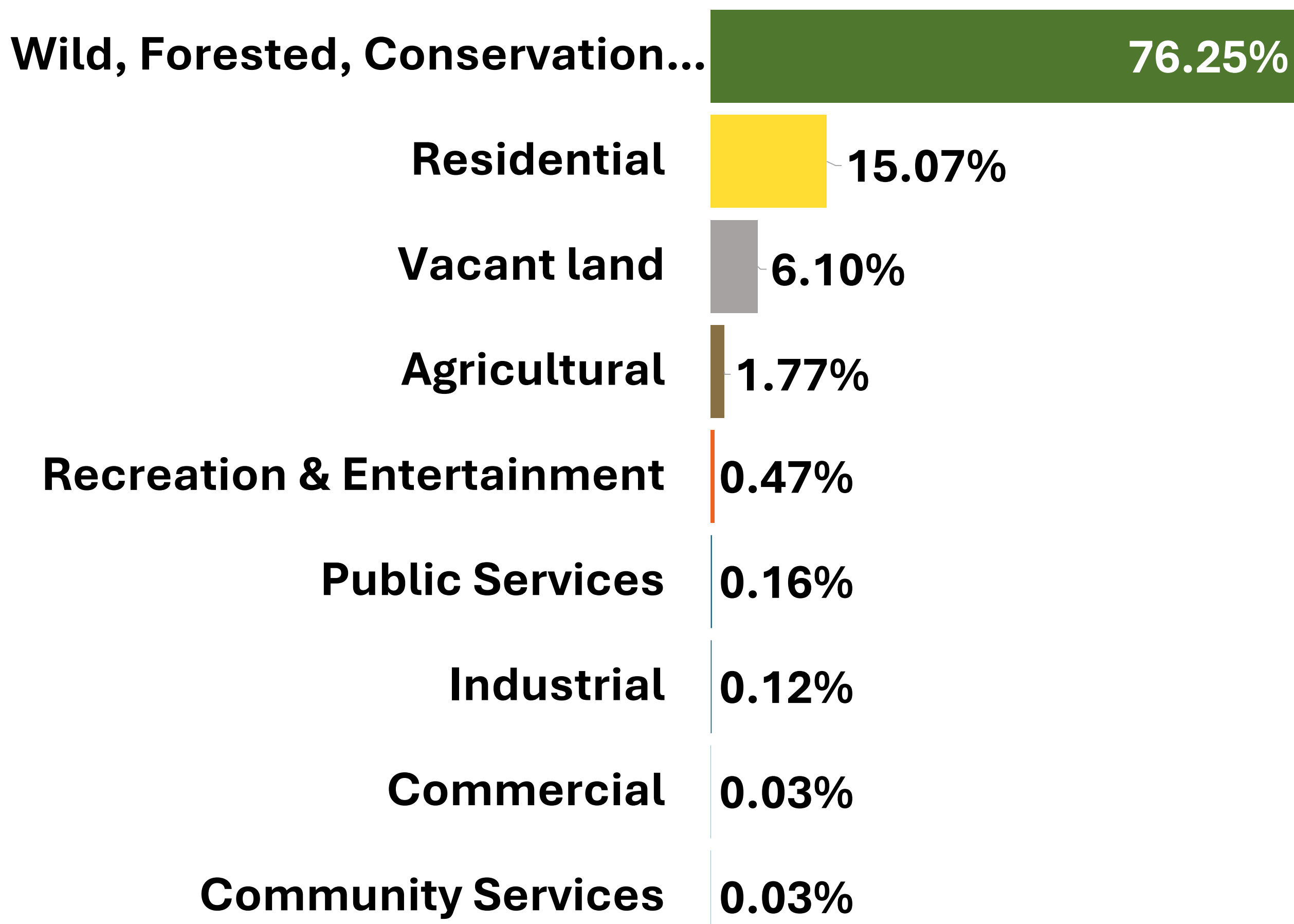


# TOWN OF GREIG

# COMPREHENSIVE PLAN

## Land Use and Zoning

### Land Use

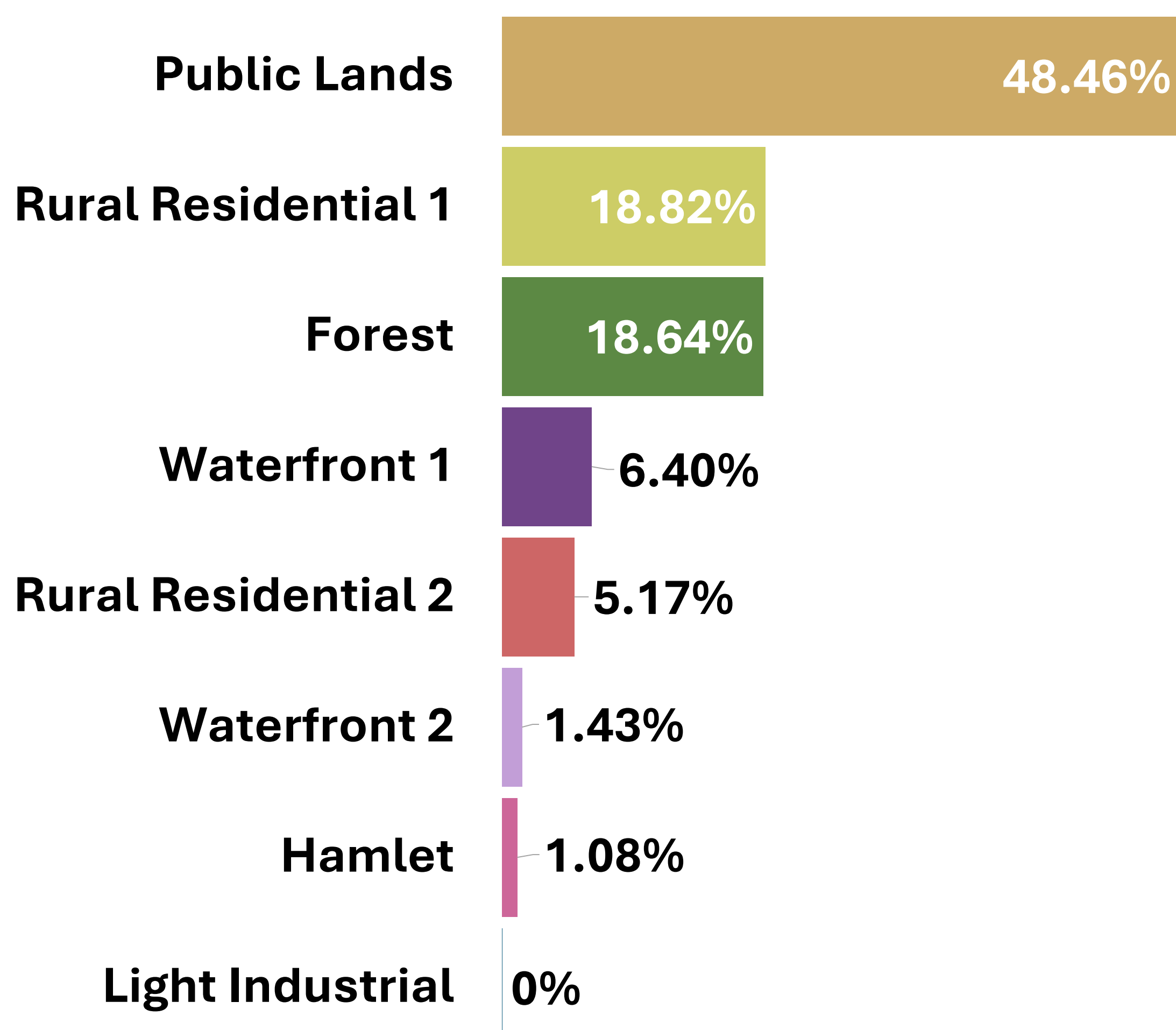


**Vacant** land refers to properties that lack permanent uses, lack permanent improvements (e.g., building foundation), partially built “shell” structures, and vacant land owned by public utilities.

In 2024, approximately **45,118 acres** of land in Greig was assessed as **Wild, Forested, Conservation Lands & Public Parks**. Most of this land is within the **Adirondack Park** and subject to the land use regulations of the **Adirondack Park Agency (APA)**.

**Residential** land includes **single-, two-, and three-**family dwellings.

### Zoning



**Single-family dwellings** are the only use permitted by-right in any zoning district. **Two- and multi-family dwellings, condos, and duplexes** all require **special permits**. **Townhomes** are allowed by **special permit** in **H, RR-1, WF-1, RR-2, and LI** zones.

**Small-scale solar facilities (e.g., personal home systems)** are permitted by-right as **accessory uses**. Depending on the size and location, **special permit approval** may be required. **Wind energy systems** are only allowed by **special permit** in **RR-1, WF-1, F, RR-2, and LI** zones.

# TOWN OF GREIG

## COMPREHENSIVE PLAN

**What is your favorite thing about Greig?**



**What do you think Greig is missing?**



# TOWN OF GREIG

## COMPREHENSIVE PLAN

Describe *present-day* Greig in one word



Finish this sentence:  
“In 20 years, Greig will...”



# TOWN OF GREIG

# COMPREHENSIVE PLAN

The Town is reviewing new graphics for the its website and print materials. Place a **sticky dot** on your favorite graphic below.

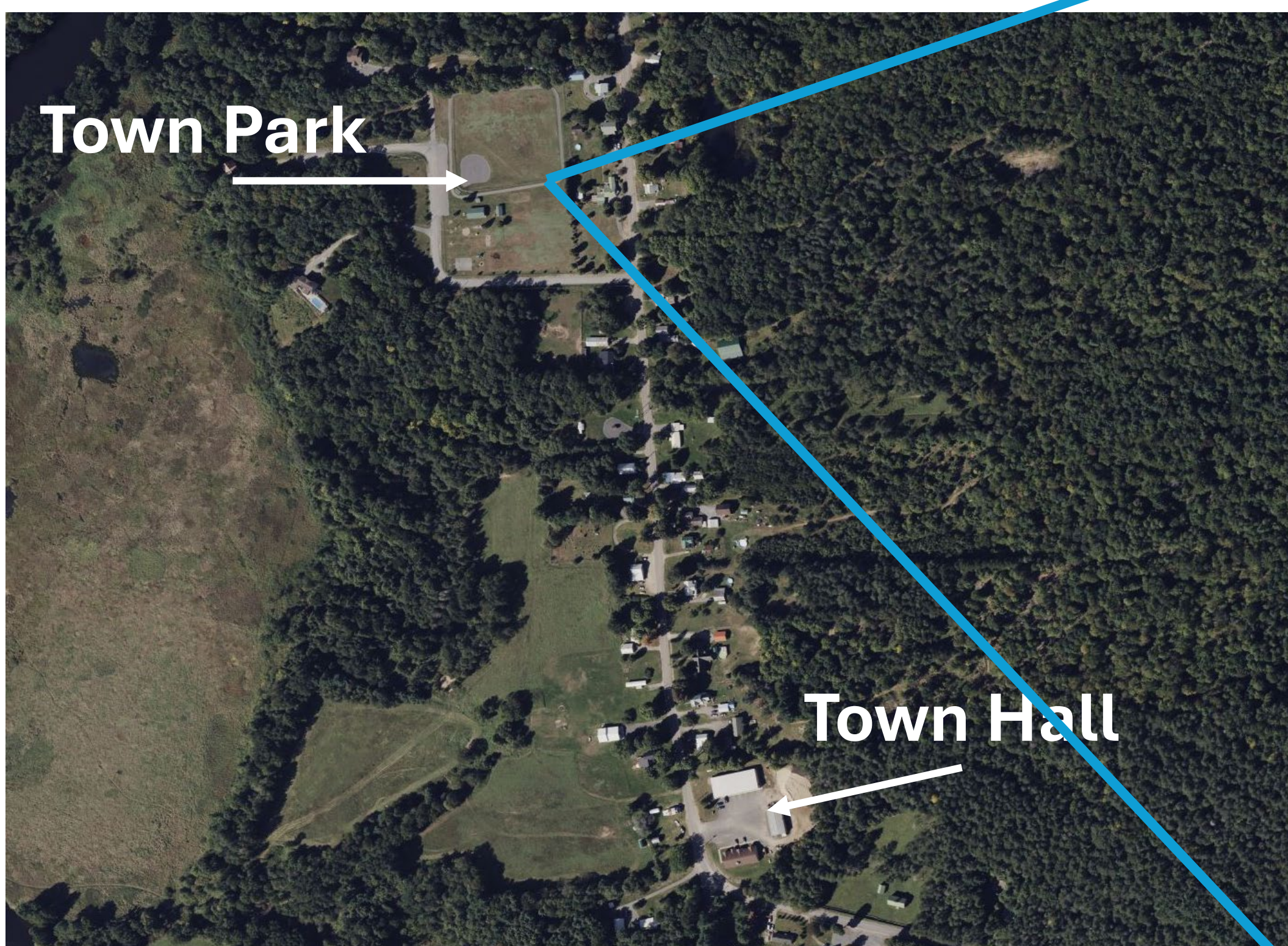


*or*



Did you know that the Town has a **five-acre park just north of Town Hall**? What features would you like to see at the Town Park? **Write your suggestions on stick notes.**

There is currently a baseball diamond, walking track, pavilion with tables, fire pits, children's play equipment and restrooms.



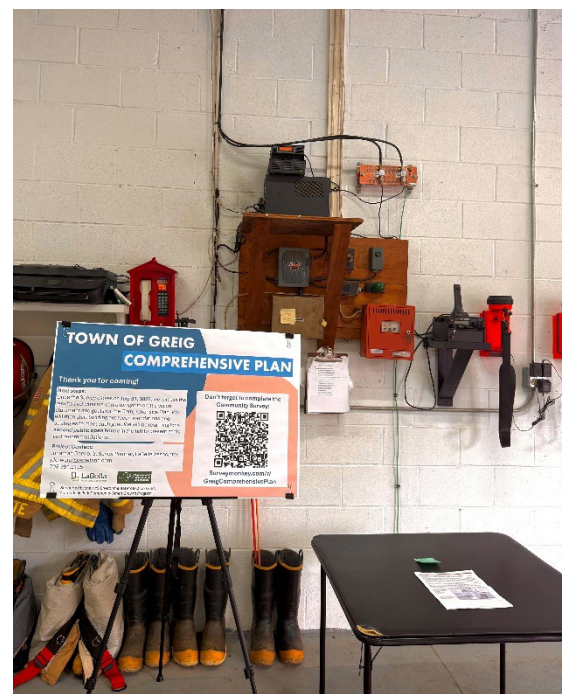
## Town of Greig - Comprehensive Plan Public Workshop Summary

The Town of Greig held a Comprehensive Plan Public Workshop on Tuesday, July 1, 2025, at the Brantingham Fire Station (5505 Partridgeville Road) from 5:00 to 7:00 PM. About fifteen people attended the open-house-style event. The purpose of the workshop was to introduce the Comprehensive Plan, share early data and mapping, and gather community feedback on existing conditions, challenges, and opportunities. LaBella Associates facilitated the session and provided an overview of the planning process, upcoming engagement opportunities, and the launch of the community survey.

Attendees described Greig as peaceful, quiet, and reflective of the Adirondack spirit, though several noted that the Town has lost many local services over time, including its post office, two churches, the school, and several stores. One participant described Greig as “dying,” while others emphasized its tranquility and small-town character. A few residents expressed a desire for the Town to “have more pizzazz” and renewed community energy.

Comments related to land use and zoning focused on the need to better understand population change and housing construction trends. Participants noted that the reported population decline between 2013 and 2023 may not reflect the number of new homes built during that time and suggested comparing Census data with tax roll information to get a clearer picture. Several attendees also raised questions about the Town landfill, recommending it remain for residential use only and asking what the long-term plan is once it reaches capacity.

Public safety and infrastructure were also discussed. Many attendees called for increased law enforcement presence



and better road maintenance. There were specific requests to re-gravel non-plowed roads that are frequently damaged by ATV use, including North South Road and Van Arnham Road.

When asked about their favorite places in Greig, attendees mentioned Brantingham Lake, the Pine Tree Inn, and areas near Otter Lake. A community branding activity was also held, where participants voted on two draft logo concepts for the Town. The round “Town of Greig” logo featuring a deer received five votes, while the horizontal pine tree design received four.

Feedback from the workshop, along with results from the community survey, will help shape the Comprehensive Plan’s goals, vision, and land use recommendations. Additional opportunities for public input will take place as the planning process continues.



# TOWN OF GREIG COMPREHENSIVE PLAN

Sustain	Strategy	Action	Priority		
	<b>The Town shall keep an up-to-date Zoning Ordinance that is proactive in addressing development trends, regulatory issues and trends.</b>	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?		

Why so much focus on STR?

We should not be over-regulating these markets

Sustain	Strategy	Action	Priority		
	<b>Collaborate with Lewis County to complete the proposed hazard mitigation actions described in the 2025 Hazard Mitigation Plan Update.</b>	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?		

Define/expand

# TOWN OF GREIG COMPREHENSIVE PLAN

Enhance	Strategy	Action	Priority		
	<p>Prepare a housing strategy that assesses housing stock and distinguishes between 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>What do you think?</p>		<p>Is anything missing?</p>			

How will this be accomplished?

Would this include senior services like transport to town, etc.?

Give access to lake for young families

What is goal of this strategy? It should not take to penalize STRs or other

Why?

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>What do you think?</p>		<p>Is anything missing?</p>			

Why? ↗

Can we make space for group homes for dev. dis. adults?

# TOWN OF GREIG COMPREHENSIVE PLAN

Balance	Strategy	Actions	Priority		
			High <5 years	Medium 5-10 years	Low 10+ years
	Be proactive in considering impacts of Short-Term Rentals in the community by establishing thoughtful and enforceable criteria and regulations.	The Town shall work with the County to develop a set of Short-term Rental regulations that address community concerns including, but not limited to, public health and safety, water quality issues, off-street parking requirements, boating and watercraft, building code compliance, and property maintenance.			
		What do you think?	Is anything missing?		

Why would the be limited to STRs?

Balance	Strategy	Actions	Priority		
			High <5 years	Medium 5-10 years	Low 10+ years
	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.	<p>The Town shall monitor the progress of Senate Bill S5506 and S8119A.</p> <p>S5506: This bill would allow the State to move towards its stated goal of 6GW energy storage by 2030 by allowing the Office of Renewable Energy Siting (ORES) to streamline the environmental review and permitting of major energy storage projects.</p> <p>S8119A: The act defines key terms; establishes uniform, statewide standards for distributed generation energy facilities that local zoning laws may not exceed; expands host community benefits by requiring developers to offer residents discounted, first-refusal access to utility bill credits; directs the Department of Environmental Conservation to create appropriate freshwater wetlands permitting rules for these facilities; limits local moratoria on such projects to six months; and assigns enforcement authority to the New York Department of State.</p> <p>For all types of industrial projects, including but not limited to, commercial-scale renewable energy and storage projects, such as wind or battery energy storage, Greig shall develop a set of regulations that aim to minimize potential adverse impacts and life safety concerns, and support compatibility with adjacent land uses. This may include, but is not limited to, setbacks, structure height, lot coverage, and requiring fire protection plans and operational training.</p>			
		What do you think?	Is anything missing?		

Protect our water air + land!

# TOWN OF GREIG COMPREHENSIVE PLAN

## GOALS

*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.

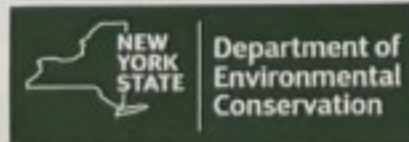
*What do you think?*

*Is anything missing?*

## STRATEGIES

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 designed, well-maintained, and capable of meeting the community's needs.
5. Revitalize and redevelop vacant commercial properties in the Town's settlement areas.

*Reserve funds shall be clearly earmarked + disbursements should be transparent to community - Specifically, from the Hazard related to storm & late assessments*



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# TOWN OF GREIG COMPREHENSIVE PLAN

Enhance Strategy	Action	Priority
<b>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.</b>	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.	High Medium Low
	In partnership with Naturally Lewis promote Otter Creek, Greig and Brantingham as "business friendly" to attract investment and revitalization.	High Medium Low

Why are we not coming - new commercial business?

We want these areas protected! not developed!

What do you think?

Is anything missing?

Enhance Strategy	Action	Priority
<b>Improve the quality, accessibility, and availability of parks, trails, and recreational opportunities to enhance community well-being in Greig.</b>	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.	High Medium Low
	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.	High Medium Low
	The Town shall identify opportunities to partner with Camp Aldersgate to expand programming and community involvement.	High Medium Low
	Greig should develop a guide/strategy for seniors in the community that provides resources and guidance related to recreational opportunities, healthcare and social services.	High Medium Low
	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.	High Medium Low
	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.	High Medium Low

What do you think?

Is anything missing?

Reliable internet - off of Brantingham

# TOWN OF GREIG COMPREHENSIVE PLAN


Sustain	Strategy	Action	Priority		
	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	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.	High <5 years	Medium 5-10 years	Low 10+ years
What do you think?		Is anything missing?			

Brantingham  
Cem

Sustain	Strategy	Action	Priority		
	Revitalize and redevelop vacant commercial properties in the Town's settlement areas.	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, tax assessment, and zoning are pertinent details for prospective developers.	High <5 years	Medium 5-10 years	Low 10+ years
What do you think?		Is anything missing?			

Existing Commercial  
or  
New Development

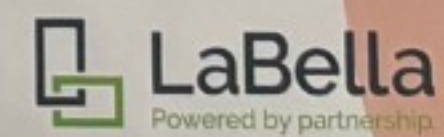
# TOWN OF GREIG COMPREHENSIVE PLAN

Enhance	Strategy	Action	Priority		
<p><b>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.</b></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>	High <5 years	 Medium 5-10 years	Low 10+ years
		<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>	High <5 years	Medium 5-10 years	Low 10+ years
		<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>	High <5 years	Medium 5-10 years	Low 10+ years

*What do you think?*

*Is anything missing?*

Web based  
as well as  
a building  
agendas



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

# TOWN OF GREIG COMPREHENSIVE PLAN

## 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.

What do you think?

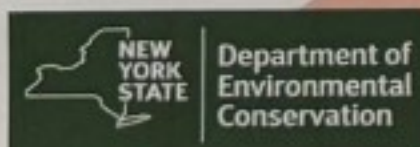
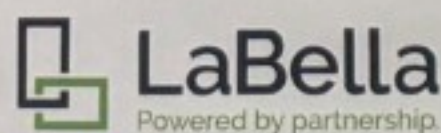
Is anything missing?

## STRATEGIES

1. Emphasize the Town's historical settlements such as, Otter Creek, Greig, and Brantingham, as well as prioritize these areas as locations for economic development, investment, placemaking, and new commercial development.
2. Prepare a housing strategy that assesses the 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.

How is this strategy going to support goal?  
Many STRs support local residents ability to have funds to age in place + meet increasing tax obligations

Meaning?  
#2  
elaborate



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# TOWN OF GREIG COMPREHENSIVE PLAN

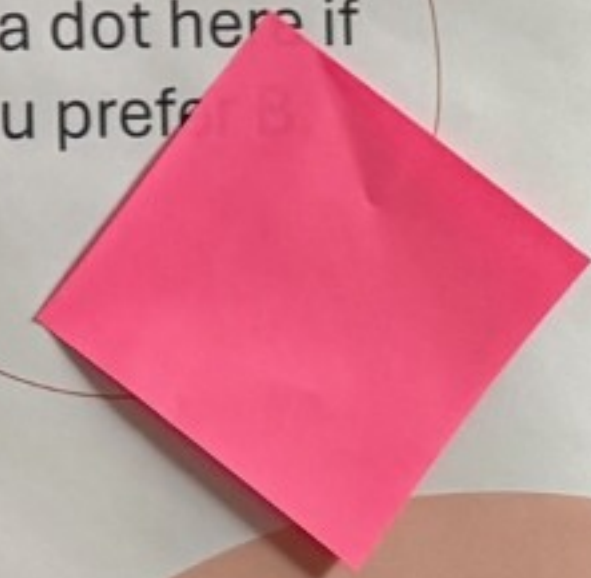
## Vision Statement

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...

# TOWN OF GREIG COMPREHENSIVE PLAN

## GOALS

Greig will  
**balance...**

1. The interests of year-round residents, tourists and visitors, and seasonal residents, to ensure 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.

What #2  
Does #2  
Mean  
Elaborate

## 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 recreation groups.

Short-term  
Rentals  
Bring Money  
To town #1

It seems like the  
goals & strategies  
are pretty STRs  
as negatives. STRs  
provide a to town  
business + also  
provide income to  
homeowners to meet  
tax burden

We shouldn't  
#2 have  
industry or  
industrial  
development

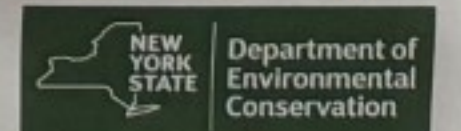
More support for  
this Council +  
community  
activities

#3  
is a goal  
not a  
strategy

#2. Honestly -  
concerned about  
any commercial  
renewable energy  
+ storage.

What do you think?

Is anything missing?



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

# TOWN OF GREIG

# COMPREHENSIVE PLAN

**Draft Vision, Goals and Strategies**

Public Open House

Thursday, January 29, 2026



# 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>



## 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.

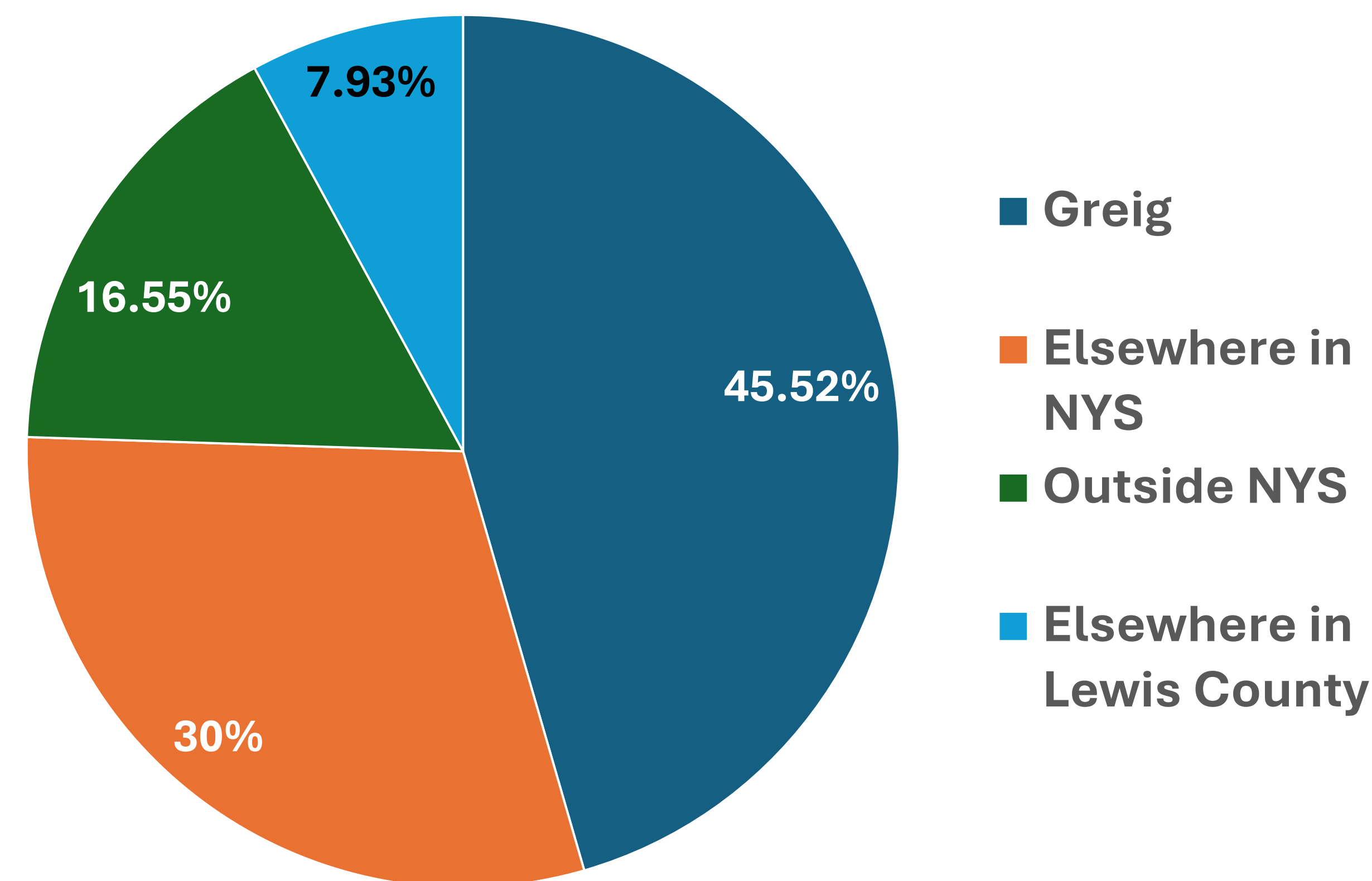
~43% are full-time residents.

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

**Vision**

**Goal**

**Goal**

**Strategy**

**Strategy**

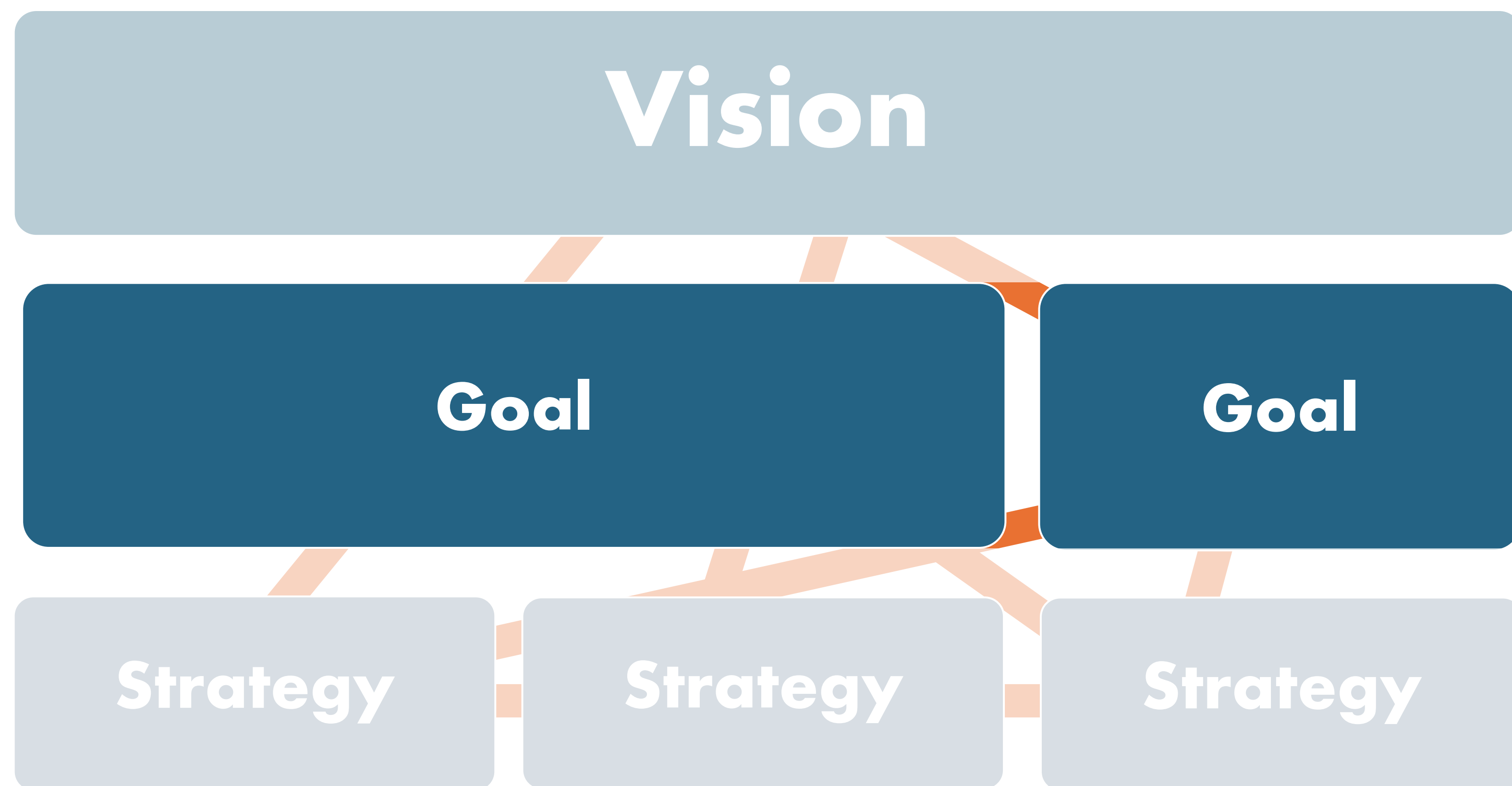
**Strategy**

**Plan Themes**



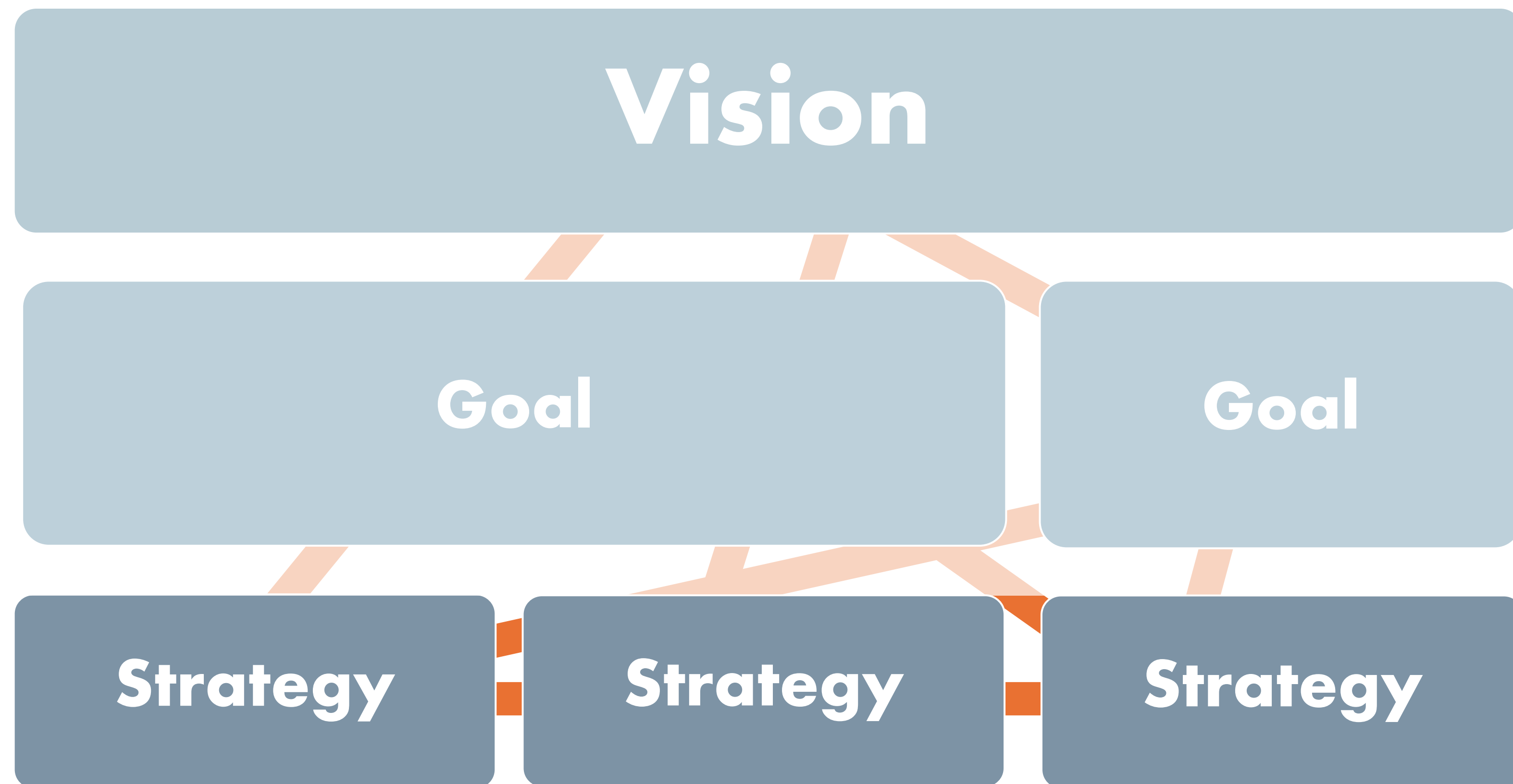
## Vision

- 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.



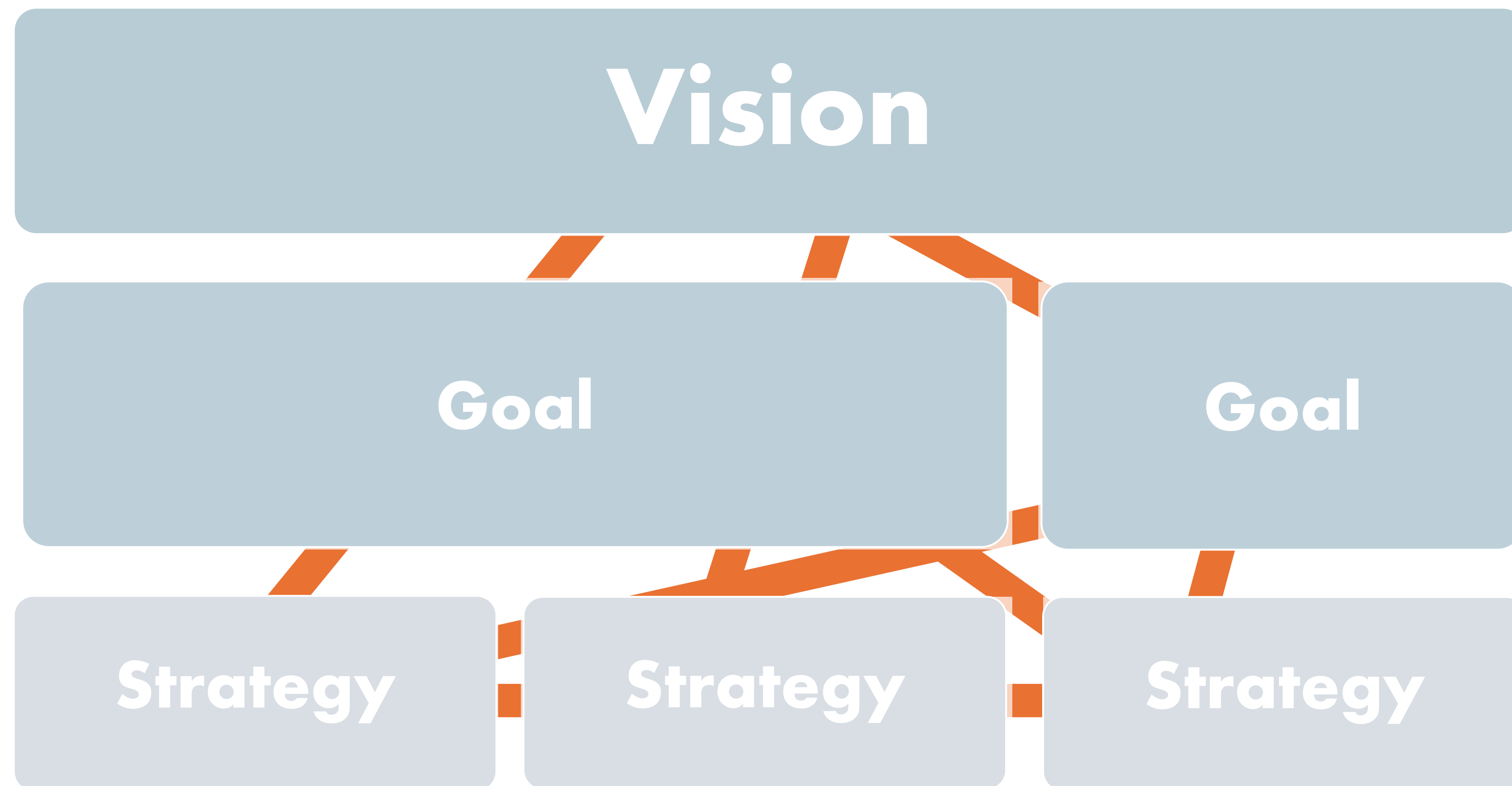
## Goals

- 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

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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...

**G  
O  
A  
L  
S**

*Greig will*

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**S  
T  
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S**

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3. Promote harmony between different outdoor recreational groups.

*What do you think?*

*Is anything missing?*

# TOWN OF GREIG

## COMPREHENSIVE PLAN

### GOALS

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**enhance...**

1. Recreational opportunities, both indoor and outdoor.
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*What do you think?*

*Is anything missing?*

### 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.
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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.

# TOWN OF GREIG

## COMPREHENSIVE PLAN

### GOALS

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*What do you think?*

*Is anything missing?*

### STRATEGIES

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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		
	<b>Be proactive in considering impacts of Short-Term Rentals in the community by establishing thoughtful and enforceable criteria and regulations.</b>	The Town shall work with the County to develop a set of Short-term Rental regulations that address community concerns including, but not limited to, public health and safety, water quality issues, off-street parking requirements, boating and watercraft, building code compliance, and property maintenance.	High <5 years	Medium 5-10 years	Low 10+ years
<p><i>What do you think?</i> <span style="margin-left: 200px;"><i>Is anything missing?</i></span></p>					

Balance	Strategy	Actions	Priority		
	<b>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.</b>	<p>The Town shall monitor the progress of Senate Bill S5506 and S8119A.</p> <p>S5506: This bill would allow the State to move towards its stated goal of 6GW energy storage by 2030 by allowing the Office of Renewable Energy Siting (ORES) to streamline the environmental review and permitting of major energy storage projects.</p> <p>S8119A: The act defines key terms; establishes uniform, statewide standards for distributed generation energy facilities that local zoning laws may not exceed; expands host community benefits by requiring developers to offer residents discounted, first-refusal access to utility bill credits; directs the Department of Environmental Conservation to create appropriate freshwater wetlands permitting rules for these facilities; limits local moratoria on such projects to six months; and assigns enforcement authority to the New York Department of State.</p> <p>For all types of industrial projects, including but not limited to, commercial-scale renewable energy and storage projects, such as wind or battery energy storage, Greig shall develop a set of regulations that aim to minimize potential adverse impacts and life safety concerns, and support compatibility with adjacent land uses. This may include, but is not limited to, setbacks, structure height, lot coverage, and requiring fire protection plans and operational training.</p>	High <5 years	Medium 5-10 years	Low 10+ years
<p><i>What do you think?</i> <span style="margin-left: 200px;"><i>Is anything missing?</i></span></p>					

Balance	Strategy	Actions	Priority		
	<p><b>Promote harmony between different outdoor recreational groups.</b></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 &lt;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 &lt;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>		

Enhance	Strategy	Action	Priority		
	<p><b>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.</b></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>	<p>High &lt;5 years</p>	<p>Medium 5-10 years</p>	<p>Low 10+ years</p>
		<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>	<p>High &lt;5 years</p>	<p>Medium 5-10 years</p>	<p>Low 10+ years</p>

*What do you think?*

*Is anything missing?*

Enhance	Strategy	Action	Priority		
	<p><b>Implement the recommendations of the Lewis County Housing Needs Assessment to expand housing stock in the County.</b></p>	<p>Update the Town of Greig Zoning Code to enable Accessory Dwelling Units and universal design standards.</p>	<p>High &lt;5 years</p>	<p>Medium 5-10 years</p>	<p>Low 10+ years</p>
		<p>Partner with the County to create educational materials related to universal design standards.</p>	<p>High &lt;5 years</p>	<p>Medium 5-10 years</p>	<p>Low 10+ years</p>

*What do you think?*

*Is anything missing?*



Enhance	Strategy	Action	Priority
	<b>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.</b>	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.	
		In partnership with Naturally Lewis promote Otter Creek, Greig and Brantingham as “business friendly” to attract investment and revitalization.	
<i>What do you think?</i>		<i>Is anything missing?</i>	

Enhance Strategy	Action	Priority
<b>Improve the quality, accessibility, and availability of parks, trails, and recreational opportunities to enhance community well-being in Greig.</b>	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.	
	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.	
	The Town shall identify opportunities to partner with Camp Aldersgate to expand programming and community involvement.	
	Greig should develop a guide/strategy for seniors in the community that provides resources and guidance related to recreational opportunities, healthcare and social services.	
	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.	
	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.	

Enhance	Strategy	Action	Priority		
<p><b>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.</b></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 &lt;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 &lt;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 &lt;5 years</p>	<p>Medium 5-10 years</p>	<p>Low 10+ years</p>	

*What do you think?*

*Is anything missing?*

Sustain	Strategy	Action	Priority		
	<p><b>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</b></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 &lt;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><b>Revitalize and redevelop vacant commercial properties in the Town’s settlement areas.</b></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 &lt;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		
<b>The Town shall keep an up-to-date Zoning Ordinance that is proactive in addressing development trends, regulatory issues and trends.</b>	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		
<b>Collaborate with Lewis County to complete the proposed hazard mitigation actions described in the 2025 Hazard Mitigation Plan Update.</b>	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?*

# TOWN OF GREIG

# COMPREHENSIVE PLAN

Thank you!

Questions?



Scan me to review and comment online.

You can also go to

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



## Introduction

The following Community Profile serves as a foundational document in the Comprehensive Plan process, providing an overview of current conditions and trends within the Town of Greig. By compiling and analyzing data on demographics, housing, land use, zoning, transportation, natural resources, infrastructure, community facilities, and cultural and historical resources, the profile helps to identify key issues and opportunities. Informed by census data, community input, and stakeholder feedback, the Community Profile not only establishes a benchmark for understanding the Town's existing conditions but also guides the development of forward-thinking strategies and goals for the Comprehensive Plan.

Takeaways have also been identified following sections of this profile. These highlights frame potential issues and opportunities presented in the data and will be used to inform the Comprehensive Plan's goals and strategies. Not all subsections will have issues and opportunities, however, that does not mean that a particular subject is without challenges.

## History

The Town of Greig was founded in 1828 and named after Congressman John Greig. The Town was subdivided from the Town of Watson and originally called Brantingham until it was renamed for the Congressman in 1832. The name Brantingham lives on with the hamlet of the same name. Glenfield is another hamlet at the western town line of Greig near the Black River. The third hamlet is that of Greig which is in the southwestern part of the town. Otter Creek, the fourth hamlet, is in the northwestern part of the Town.

The Black River and the Adirondack Mountains have long played a significant role in shaping Greig and the broader Lewis County region. The timber trade provided steady work for residents and the Black River Canal, which opened in 1855, opened the area to trade from surrounding states and Canada. The Canal was followed by the construction of a branch of the New York Central Railroad in 1868 and brought along manufacturing mills and recreation and vacation resorts. Though the tourism industry bolstered Greig's economy, forestry and tanneries remained the Town and County's principal industries.

The Town has an area of 94.4 square miles, 1.4 square miles (1.48 percent) of which is water. The eastern town line borders Herkimer County and the western line is defined by the Black River. The eastern half of the town is within the Adirondack Park.

The Town is governed by an elected five-member Board composed of the Town Supervisor and four Board members. The Board is responsible for the general management of Town operations and finances, including establishing long-term plans and financial policies.

**Past Plans**

As part of this Community Profile, and to support directions in the Comprehensive Plan, an inventory of existing applicable plans and strategies has been completed. This section contains an overview of planning documents that contain policies and recommendations pertaining to the Town of Greig. Note that all Plans below are in the jurisdiction of the County as the Town does not have any.

Title	Date	Description	Town of Greig Considerations
Lewis County Agricultural and Farmland Enhancement Plan	April 2021	This plan focuses on sustaining, enhancing and supporting the agriculture industry in Lewis County. Much like a comprehensive plan, it consists of an inventory of agricultural conditions, a vision, and action items.	<p>Most of the lands along the western boundary of the Town are within Agricultural District No. 6. The Plan does not outline specific actions for the Town, but it does include actions for the County that may have implications for Greig, including:</p> <ul style="list-style-type: none"> <li>- Promoting renewable energy use;</li> <li>- Developing a countywide natural resource inventory; and</li> <li>- Ensuring all water and sewer expansions, including those supported by the USDA Rural Development Grants, are reviewed for impact on agricultural districts and activities by the Lewis County Agricultural and Farmland Protection Board.</li> </ul>
Housing Needs & Market Analysis	May 2022	The assessment is comprised of a baseline housing initiatives report that examines Lewis County’s existing documentation, plans, studies, and housing-related efforts; an overview of demographic and economic data relevant to population, households, housing, and employment; a current housing inventory detailing conditions, types, availability, and observable trends; a market analysis of residential real estate across various housing categories; and a set of strategies to support the implementation of recommended approaches for addressing identified housing needs.	<p>As this is a County strategy, recommendations are predominantly the County’s responsibility. However, there are two recommendations that seek partnership with local municipalities to support housing choice expansion:</p> <ol style="list-style-type: none"> <li>1) all housing rehabilitation programs should require improvements to make the units more accessible to all. This consists of educating the development industry on universal design standards and equipping them with materials.</li> <li>2) Zoning should be updated to encourage accessory dwelling units and universal design</li> </ol>

			standards. This includes developing a model accessory dwelling unit ordinance for municipalities to consider and adopt.
Lewis County Comprehensive Plan	October 2009	This Plan provides a framework for decision making and investment in the County. It is the primary policy document for Lewis County and also provides guidance and direction on issues applicable to all communities within the County.	<p>This Plan outlines a series of Character Areas that apply across County communities. Character Areas contain land use frameworks tailored to specific place-types in the community. This includes, but is not limited to hamlets, villages, forests and lakefront areas. Greig is identified as having:</p> <ul style="list-style-type: none"> <li>- Three Hamlets &amp; Crossroads areas (Otter Lake, Greig (hamlet), and Brantingham);</li> <li>- Rural Living;</li> <li>- Forest;</li> <li>- Lakefront Living; and</li> <li>- Riparian Buffers.</li> </ul> <p>Each Character Area prescribes recommendations and design considerations that aim to preserve, sustain, and enhance its respective elements.</p> <p>At the time of writing this Community Profile, Lewis County is in the process of initiating an update to its Comprehensive Plan. Work is expected to commence in Winter 2025/26.</p>
Lewis County Comprehensive Emergency Management Plan	Revised August 2019	This Plan is intended to enhance the County’s ability to manage and respond to emergency and disaster situations. It assesses the different types of disasters that could affect the County, outlines response and management protocols, and provides a comprehensive framework to emergency responses. The plan also contains appendices that detail personnel and task force descriptions as well as the County’s Emergency Alert System.	While this Plan does not name any local municipality in particular, it does outline responsibilities and expectations for towns and villages regarding emergency management.
Black River Watershed Management Plan	April 2010	This Plan identifies the existing conditions of the natural and built environments within the Black River Watershed. It reports on elements that negatively affect water quality and	The Town of Greig is within the Black River Watershed. The Otter Creek, Fish Creek, Moose River, Upper Middle Black River, and Independence River Subwatersheds are within the Town.

		<p>recommends strategies that emphasize water quality protection and improvement.</p>	<p>Some Watershed Management plan Recommendations for consideration in the Greig Comprehensive plan include:</p> <ul style="list-style-type: none"> <li>- Sign on to a Memorandum of Understanding and provide Representation on an intermunicipal coordinating organization;</li> <li>- Incorporate effective water quality practices into your local regulatory structure;</li> <li>- Adopt improved maintenance practices for County and Town highway departments</li> <li>- Continue to monitor and eradicate local populations of evasive species;</li> </ul>
<p>Lewis County Human Services Coordinated Transportation Plan</p>	<p>2021</p>	<p>This Plan outlines a series of recommendations for the County to advance that would result in increasing access to public transportation in the County. The Plan emphasizes collaboration across service providers in the County to help residents access medical services and amenities, and employees travel to work.</p>	<p>While there are no specific recommendations for Greig, high-level directions including educating residents and agencies on Lewis County Public Transportation services and benefits, and collecting ridership and transportation data, can be taken on by Greig.</p>

Please note: American Community Survey (ACS) data is designed to show general trends and estimates, not exact counts. Because ACS relies on sampling rather than a full census, results may include margins of error, especially for small communities or detailed breakdowns. While the data is valuable for understanding broad patterns and informing planning decisions, it should not be interpreted as perfectly precise or definitive.

## Demographics

### Summary Analysis of Demographic Trends

- Greig's population declined from 1,180 in 2013 (4.4 percent of Lewis County) to 1,020 in 2023 (3.8 percent). All towns in Lewis County experienced population declines, except Watson, which saw slight growth.
- Greig's median age (52.6 in 2023) is older than Lewis County's average (42.0).
- Residents aged 45-64 make up 33.9 percent of Greig's population, higher than the County average (26.9 percent).
- Greig showed slightly higher mobility rates in 2023 compared to other towns, with 3.3 percent moving within the County, 2.8 percent from a different County, and 0.6 percent from a different state.

### Population and Growth Trends

Between 2013 and 2023, Greig's population decreased from 1,180 in 2013 to 1,020 in 2023, reflecting a downward trend. Watson's population showed minor fluctuations, starting at 1,782 in 2013 (6.6 percent), peaking at 1,888 in 2023 (7.1 percent), and reaching 1,826 in 2018 (6.8 percent). Lyonsdale's population consistently declined, dropping from 1,288 in 2013 (4.8 percent) to 1,133 in both 2018 (4.2 percent) and 2023 (4.26 percent). Most towns, except for Watson, experienced population declines between 2013 and 2023.

Population By Town Over Time

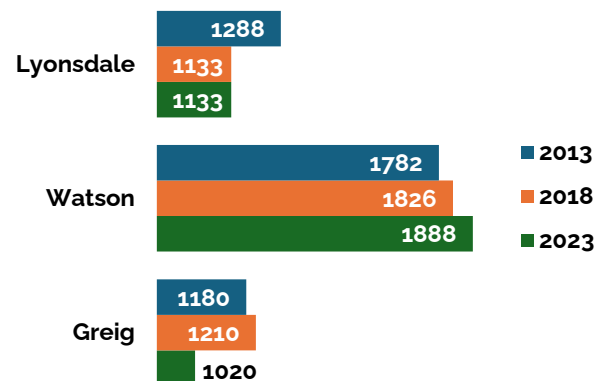


Figure 1 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

### Age

In the years of 2013, 2018, and 2023, Greig consistently had an older population than the County average. Greig saw a stable median age over the decade but fluctuated slightly in the distribution of younger and older age groups.

Median Age by Town (2023)

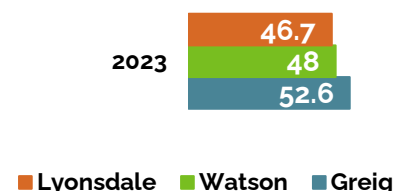


Figure 2 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

Between 2013 and 2023, Greig consistently reported a significantly older population than Lewis County, with a median age hovering around 52.6–52.8 years, well above the county average. Over the decade, the share of residents aged 65 and older in Greig increased slightly, while younger populations under 15 declined, dropping to 13.7 percent in 2023, below both the county and other towns.

Greig’s population aged 45–64 grew, accounting for 33.9 percent in 2023, up from 24.7 percent in 2018.

Greig is estimated to be only slightly older than both Lyonsdale and Watson.

**Age Distribution in the Town of Greig, 2023**

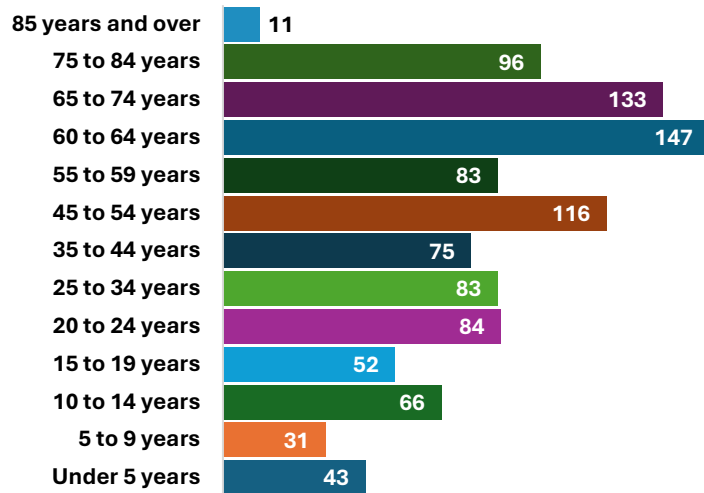


Figure 3 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

**Residential Mobility**

Residential mobility in Lewis County and its towns has varied across the years. In 2023, 4.0 percent of Lewis County’s population moved within the same County, 2.7 percent from a different County in the state, 0.8 percent from a different state, and 0.1 percent from abroad.

In 2023, Greig reported 3.3 percent moving within the same County, 2.8 percent from a different County, 0.6 percent from a different state, and 0.3 percent from abroad.

Between 2013 and 2018, Greig experienced a drop in local mobility, with residents moving from elsewhere in the County declining from 9.7 percent to 2.2 percent. In 2018, Greig’s overall mobility was lower than the County average across all categories, with minimal in-migration from other counties or states and no international moves.

**Migration Patterns, Town of Greig**

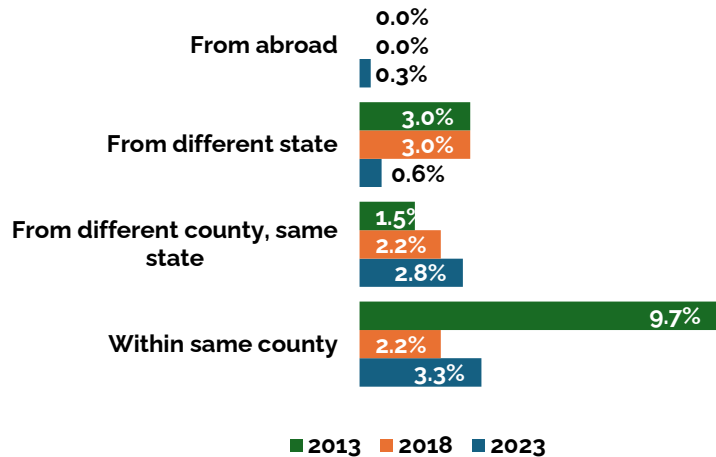


Figure 4 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

**Race and Ethnicity**

According to 2023 ACS data, Greig's racial composition is predominantly white, with 98.1 percent of its population identifying as such. In comparison, Lewis County is 94.3 percent white. Greig has a small Black or African American population (1.6 percent), which is higher than Lewis County's 0.9 percent. Greig also has a small Hispanic or Latino population (0.7 percent), while 1.7 percent of Lewis County residents are Hispanic or Latino

**Educational Attainment**

In 2023, Greig shows a modestly higher level of educational attainment compared to Lewis County overall. While 40.3 percent of Greig residents report high school as their highest level of education—slightly below the county average of 42.8 percent—the town edges ahead in some postsecondary categories. Greig has a higher share of associate’s degree holders (16.1 percent vs. 13.3 percent) and graduate or professional degrees (14.1 percent vs. 8.3 percent), and a slightly higher percentage with bachelor’s degrees (13.3 percent vs. 11.1 percent).

Educational Attainment by Community, 2023				
Education Level	Lewis County	Greig	Watson	Lyonsdale
High school graduate	42.8%	40.3%	19.6%	54.3%
Some college, no degree	15.9%	13.4%	6.3%	22.3%
Associate's degree	13.3%	16.1%	9.2%	6.2%
Bachelor's degree	11.1%	13.3%	32.3%	5.1%
Graduate or professional degree	8.3%	14.1%	26.6%	3.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

**Income & Poverty**

The median household income in Greig has risen steadily since 2013 alongside that of the County, Watson and Lyonsdale.

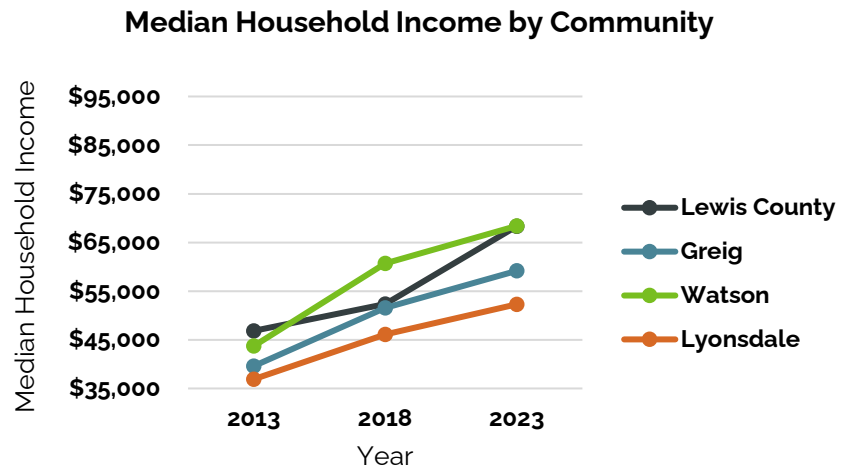


Figure 5 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

In Greig in 2023, 11.6 percent of the population lives below the poverty line, slightly below Lewis County's rate of 12.2 percent. Among children under 18, 15.7 percent in Greig live in poverty, compared to 17.2 percent in the County. For those aged 18-64, Greig's poverty rate is 10.0 percent, compared to 11.3 percent in the County.

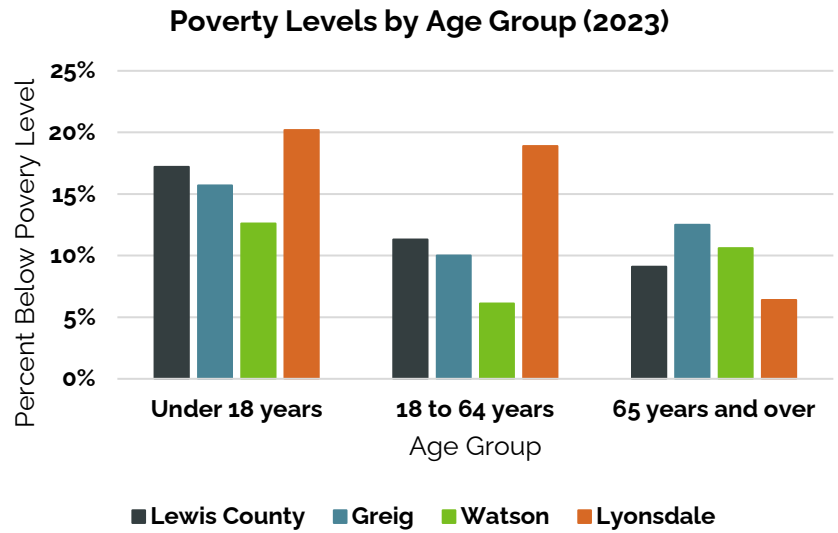


Figure 6 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

**Takeaways**

Theme	Issue	Opportunity/Consideration
<p><b>Income &amp; Poverty</b></p>	<p>Poverty rates indicate a need to ensure resources and services are well promoted and that residents are aware of, and informed about, what they can access.</p>	<p>A database or register of support resources and services should be created and made widely accessible to residents.</p>
		<p>Existing resources and services should be evaluated to identify gaps in types of services offered, locations, availability, and resources.</p>
<p><b>Community Development</b></p>	<p>Statistics indicate that the median income of those that move to Greig from outside of the County but in New York is higher than those that move to Greig from within Lewis County.</p>	<p>Consider creating a “welcome to Greig” package or guide that provides information on the community, amenities, recreational opportunities, community events, and volunteer opportunities.</p>
<p><b>Age</b></p>	<p>Statistics indicate that Greig has a generally older population than adjacent communities. Also, from a proportion perspective, the greatest percentage of residents in the community are 60-64, 65-70, and 75-84.</p>	<p>Develop a senior strategy for the community that offers insight into recreational opportunities, health and social services.</p>

## Local and Regional Economic Characteristics

### Economic Development Background

In Lewis County, the largest employers are local school districts, local government offices and health care providers, and large manufacturing companies. A summary of the County's major employers is included in the table below.

Top Employers in Lewis County	
Employer	Number of Employees (2022)
Lewis County Health System	400-500
Kraft Heinz (Philadelphia Cream Cheese)	375-450
Lewis County Government	280-300
Lowville Academy	240-260
South Lewis Central School	240-250
Walmart	175-200
Beaver River Central School	160-170
Otis Technology (Gun Cleaning Products)	140-150
Neenah Paper	120-130
Viking-Cives (Snow Removal)	120-130
Oneida/Lewis ARC (Human Services)	100-110
Copenhagen Central School	90-100
Harrisville Central School	75-100
Quibca/AMF (Bowling Pins)	80-85
Tops Market	60-75
Lydall Performance Materials, Inc. (Gasket Materials)	40-50
Lewis County Opportunities (Community Action)	40-50
Omnia Advanced Materials LLC (Specialty Paper)	40-45
V.S. Virkler & Son, Inc. (Stone & Concrete Products)	30-40
Johnson Lumber LLC (Wood Products)	30-35
Aries Chemical (Filtration Products)	20-25
Grand Slam Safety (Sport Safety Fencing)	15-20
Source: Lewis County Chamber of Commerce	

Between 2013 and 2023, Lewis County saw the greatest growth in the Food Services and Drinking Places, Animal Production, and Professional, Scientific, and Technical Services businesses. The greatest decrease in total number of businesses included Truck Transportation, Gasoline Stations, Forestry and Logging, and Real Estate-related businesses.

### Labor Force Participation

Employment trends in Lewis County have shown the greatest growth in the Educational Services, Food Services and Drinking Places, Specialty Trade Contractors, Repair and Maintenance, and Administrative and Support Services sectors. The higher levels of employment in these sectors align with associated business growth over the same period.

21.9 percent of the population in Greig is employed in the educational services, health care, and social assistance sector, with many residents working in nearby Lowville at related businesses and service providers. Approximately 11.6 percent of the population in Greig is employed by the local, state, or federal government. This is a smaller percentage than the population employed in these sectors at the County level (25.1 percent). About 12 percent of residents in Greig work in retail while 11.2 percent are employed in the construction industry. Other large employment sectors in the Town are the transportation and warehousing, and utilities sector (9.4 percent), other services, except public administration (8.4 percent), and the agriculture, forestry, fishing and hunting, and mining sector (7.6 percent).

**Industry Employment in the Town of Greig, 2023**

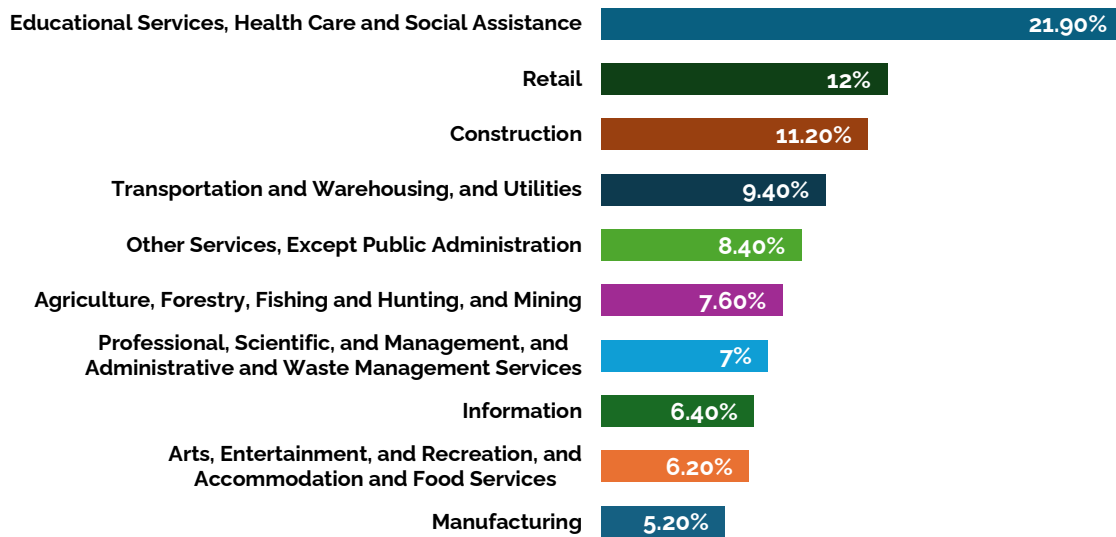


Figure 7 Source: NYS Department of Labor, Quarterly Census of Employment and Wages

**Class of Worker**

In the Town, most residents are employed by a private company or organization (51 percent) while about 24 percent of residents are self-employed or unpaid family workers.

**Class of Worker in the Town of Greig, 2023**

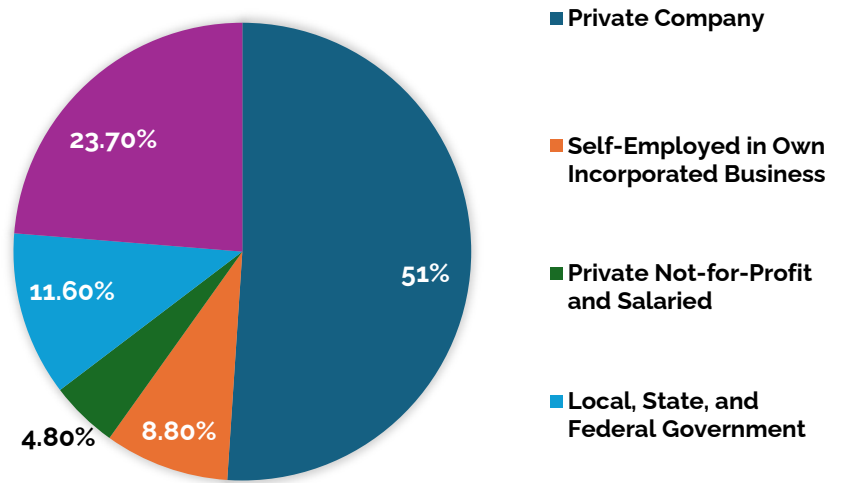


Figure 8 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

**Unemployment**

Unemployment rates in the Town of Greig have been steadily decreasing since 2013. Compared to surrounding towns, Greig has the second-lowest rate of unemployment as of 2023, only surpassed by the Town of Watson. Greig showed a strong recovery of employment post-2013, decreasing its rate of unemployment by 8.7 percent. Notably, the Town also showed lower rates of unemployment following the COVID-19 Pandemic.

**Unemployment Rates**

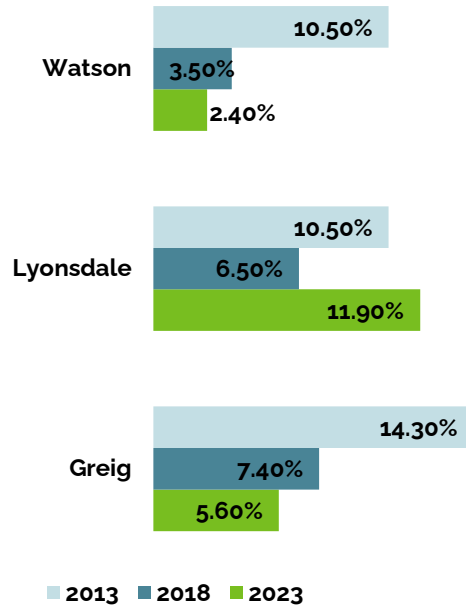


Figure 9 Source: U.S. Census Bureau, American Community Survey 5-Year

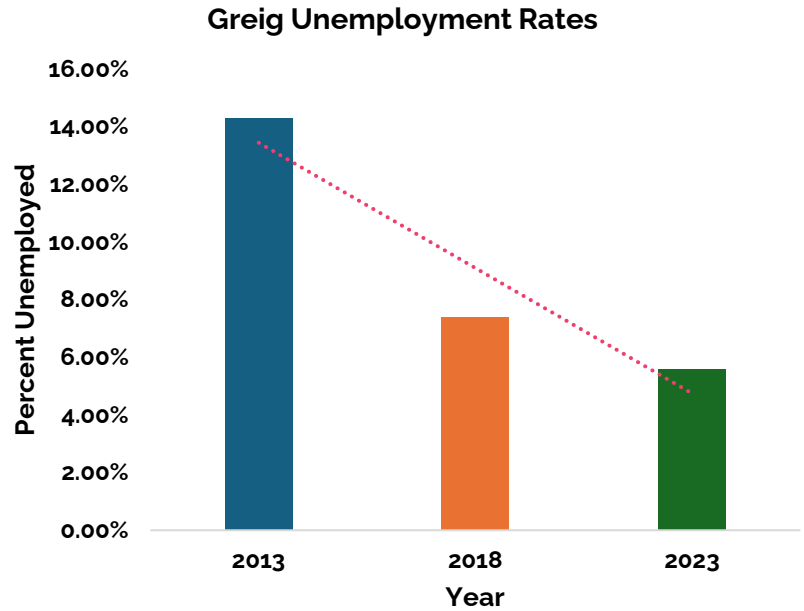


Figure 10 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

**Commute Time**

In 2023, the average travel time to work in Greig was estimated at 26.5 minutes, compared to 24.6 minutes in Lewis County. In the same year in Greig, 71.4 percent of workers drove alone, 13.9 percent carpoled, 0 percent used public transit, 1 percent walked, 0 percent biked, 4.3 percent used a taxi, motorcycle, or other means, and 11.2 percent worked from home.

In line with neighboring communities, Greig experienced an uptake in residents working from home in 2023.

**Percentage of Workforce Working from Home in Greig**

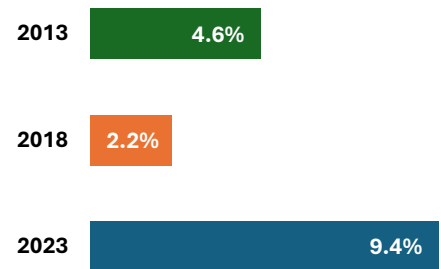


Figure 11 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

**Current Business Support Programs**

1. Naturally Lewis, a County-wide economic development organization, hosts Business & Community Leader Breakfasts, informal networking events that provide a platform for local and regional businesses, organizations, and agencies to get connected, explore trending topics, and gain the tools to make change in their communities.

2. The Jefferson-Lewis Manufacturer’s Alliance is a partnership between Naturally Lewis and Jefferson County Economic Development, focused on strengthening local manufacturing, leveraging resources, building a strong workforce, and promoting collaboration.
3. The Naturally Lewis Conference is a yearly gathering of industries and businesses across the North Country that creates a high-exposure, unique setting that acts as a catalyst for business and community growth.
4. EmpowerED is an educational series that brings outside speakers to a roundtable discussion, allowing small business owners and entrepreneurs across Lewis County to discover a supportive learning environment and resources to grow responsibly.

**Takeaways**

Theme	Issue	Opportunity/Consideration
<p><b>Economic Development</b></p>	<p>The Town of Greig does not have an economic development strategy or administrative capacity to develop one on its own.</p>	<p>The Town of Greig should consider partnering with Naturally Lewis to develop an economic development strategy.</p>
	<p>Community survey respondents have identified that they need additional grocery stores.</p>	<p>Work with Naturally Lewis to identify suitable sites in Greig for a potential grocery store use.</p>

**Housing Characteristics**

**Affordability**

In 2023, the median monthly mortgage payment in the Town of Greig was \$1,301, compared to \$1,387 in Lewis County. In the same year, the median gross rent in Greig was \$880 per month, higher than the Lewis County average of \$768 per month. Most homes in Greig are valued at between \$100,000 and \$149,999 or between \$300,000 and \$499,999.

Compared to neighboring Towns, Greig is slightly above the median home values and has seen an increase in home value since 2013.

**Home Value in Greig**

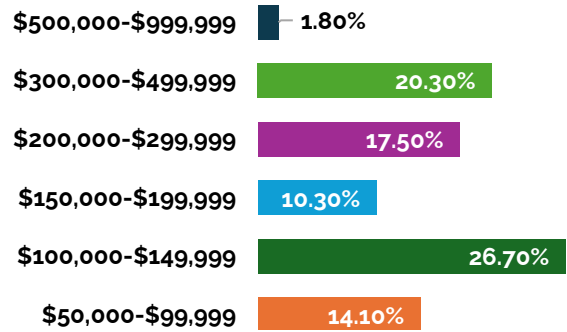


Figure 12 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

**Home Value Comparison**

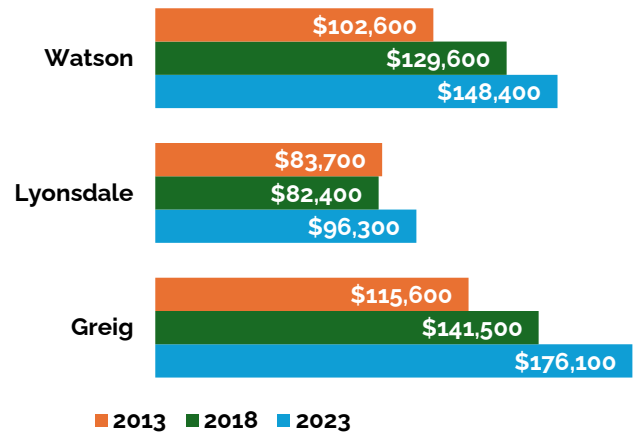


Figure 13 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

**Housing Burden**

In Greig and neighboring communities, renters, on average, experience greater levels of housing burden than homeowners.<sup>1</sup> Between 2013 and 2023, the Town of Greig saw a 35.2 percent increase in the number of housing burdened renters. The number of housing burdened homeowners has increased in 2023 but has not yet risen to 2013 levels.

<sup>1</sup> Housing burden refers to occupants who pay more than 30 percent of their monthly income on rent or mortgage payments.

Owner and Renter Housing Burden

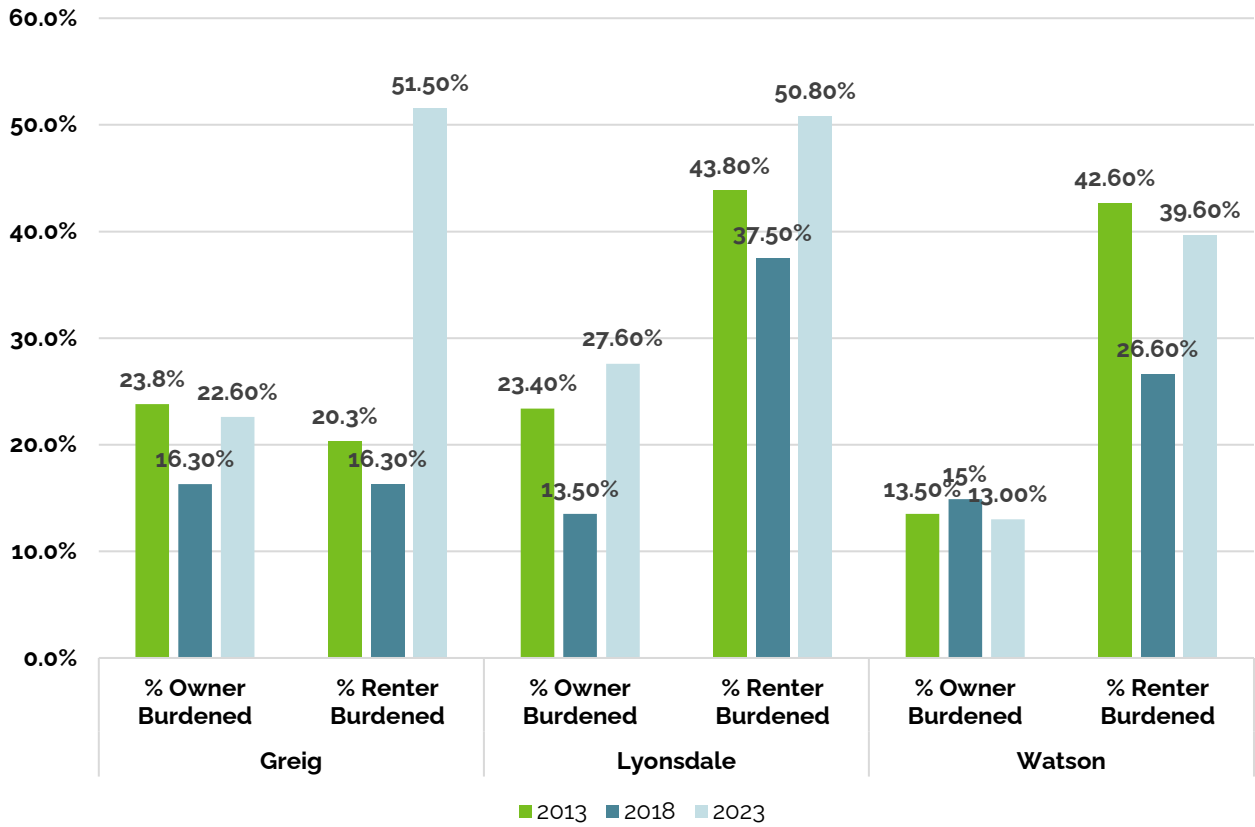
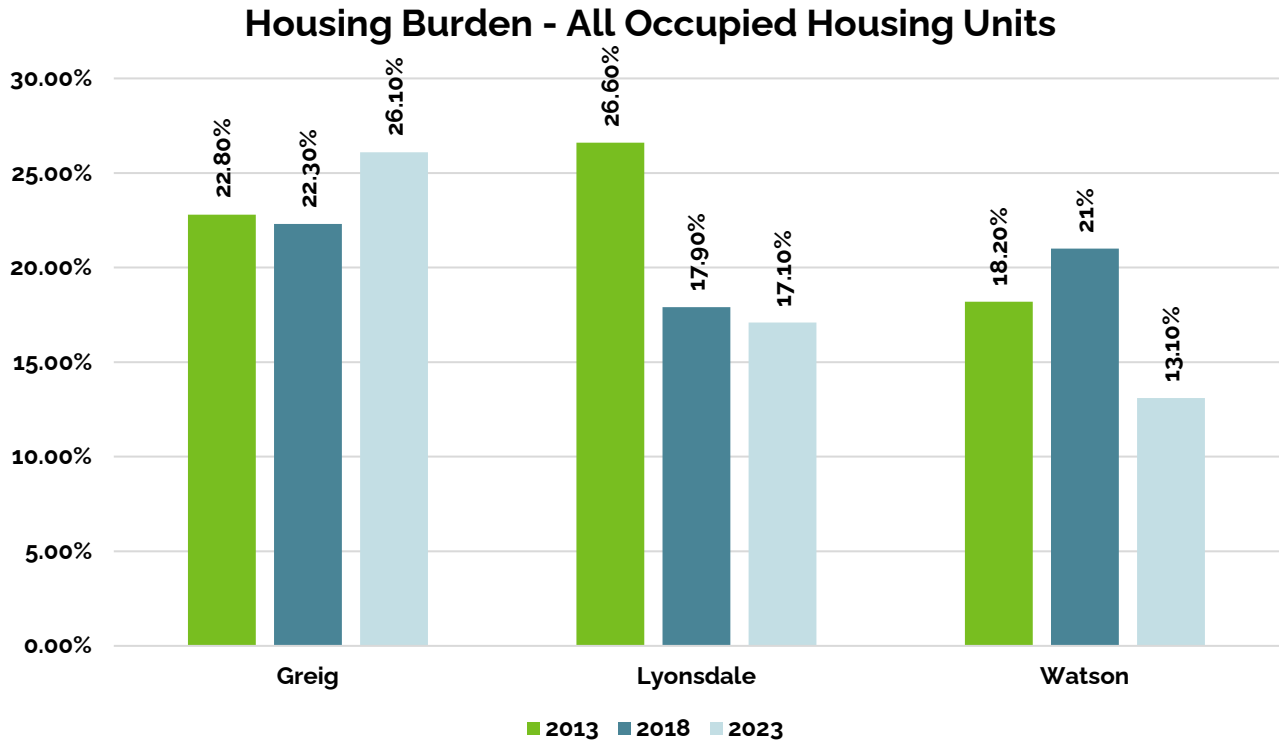


Figure 14 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

Greig is the only town in the comparative analysis that showed an increase in housing burden for all occupied housing units in 2023, with just over 26 percent of occupied householders recorded as being housing burdened.



**Household Size**

In 2023, the average household size in Greig was 2.15, smaller than the County average of 2.40. Historically, the average household size in Greig has been below that of neighboring Towns and the County.

**Average Household Size by Year**

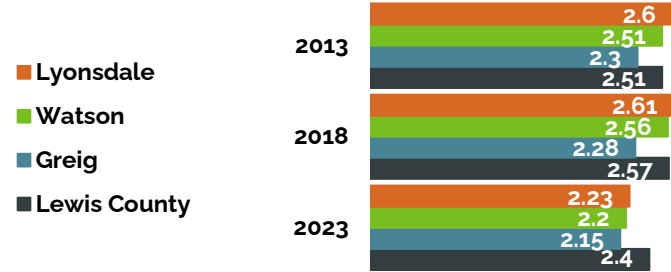


Figure 15 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

**Housing Units**

According to census data, in 2023, Lewis County had 15,572 housing units, with Greig reporting 1,088 units, Watson 1,496 units, and Lyonsdale 1,123 units. In 2013, Lewis County had 15,149 housing units. Greig had 1,261 units, Watson 1,351 units, and Lyonsdale 1,270 units. ACS data indicates that, overall, the number of housing units in Greig has declined over the past decade, dropping from 1,357 units in 2018 to 1,088 in 2023.

In 2023, there were a total of 1,088 housing units in the Town of Greig, 474 of which were occupied year-round. The 2023 ACS lists 614 housing units in Greig as vacant. 408 of occupied units (86.1 percent) of these units were owner-occupied and 66 occupied by renters (13.9 percent). Occupied households were mostly split between one- and two-person households, with about 23.6 percent of occupied units being inhabited by three or four people.

It should be noted that ACS data is imperfect and used to assess and identify potential trends in housing stock and occupancy. According to Permit History in the Town (see the Past Building Permits and Approvals section), 21 new homes were built in 2024. This suggests that Greig is not losing housing at the rate estimated by the ACS, if at all.

**Total Housing Units, 2023**

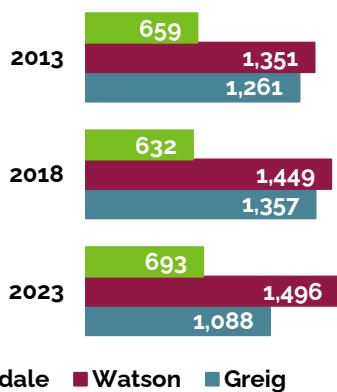


Figure 16 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

**Housing Vacancy in Greig by Year**

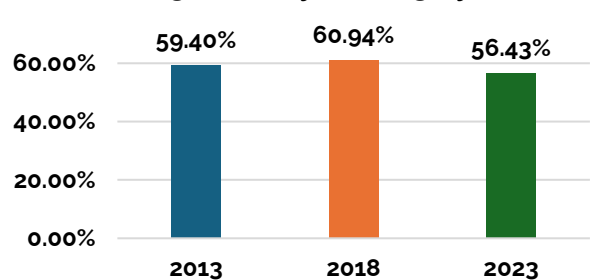


Figure 17 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

The average household size in Greig has increased on both ends of the spectrum, with the Town seeing an increase in the number of one- and four-bedroom households between 2013 and 2023. In 2023, 69.2 percent of occupied homes in Greig were reported having two-three bedrooms.

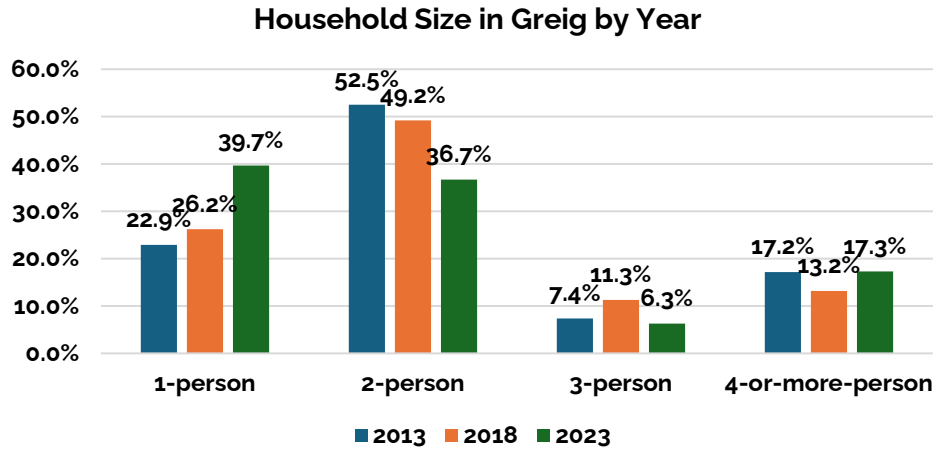


Figure 18 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

### Housing Tenure

Residents in the Town of Greig tend to own their homes rather than rent, with 86.1 percent of residents being homeowners. This is slightly above the rate of homeownership in Lewis County (80.8 percent).

Compared to neighboring towns, Greig has the highest rate of renter occupancy, with 13.9 percent of occupants renting their homes in 2023.

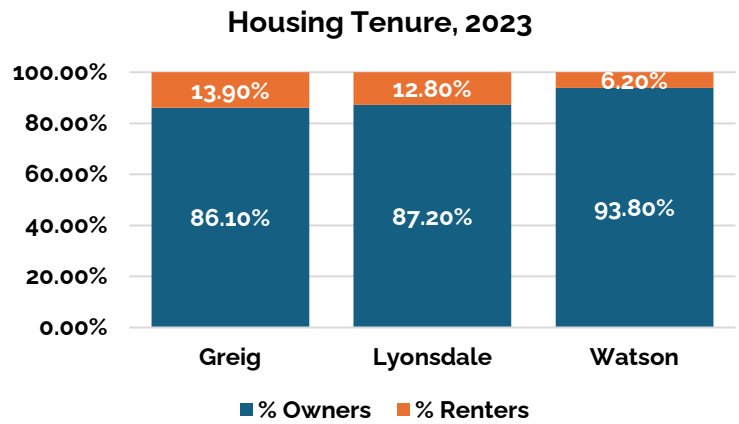


Figure 19 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

Despite having the highest number of renters among nearby towns, Greig has decreased its share of renters since 2013 when the percentage of renters in the area was 26 percent. Levels of homeownership in the Town have stayed about the same since 2018.

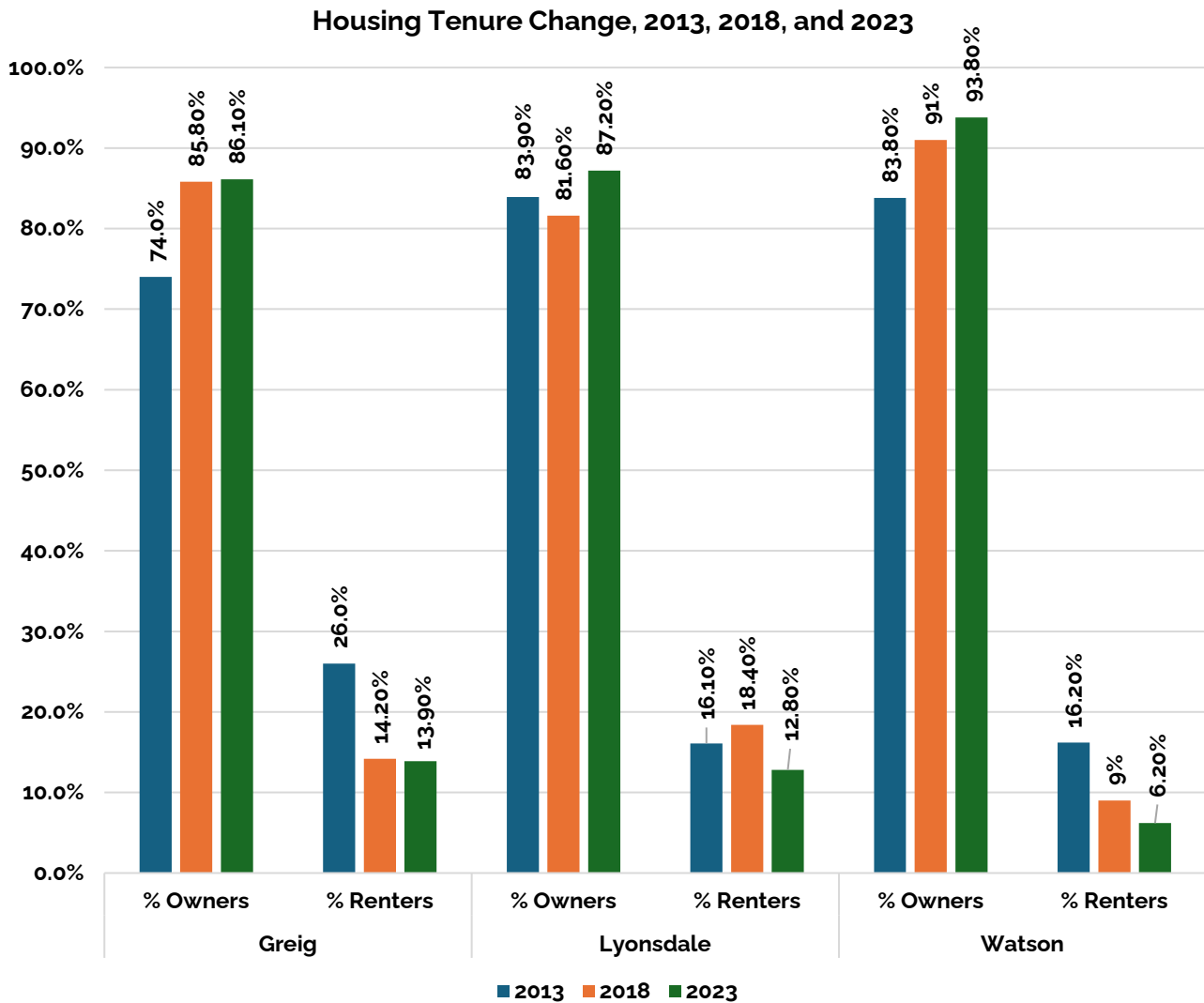


Figure 20 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates

### Home Sales

Between 2013 and 2023, 403 residential properties were sold in the Town of Greig. 176 of these properties were single-family, year-round residences<sup>2</sup> (43.7 percent), five were two-family, year-round residences (1.2 percent), 30

<sup>2</sup> “Single-family, year-round residences” refers to single-family dwellings constructed for year-round residence on properties with less than 10 acres.

were rural residential properties with associated land acreage<sup>3</sup> (7.4 percent), 151 were seasonal residences<sup>4</sup> (37.5 percent), 31 were manufactured homes (7.7 percent), and ten were multi-purpose residences or lots with multiple residences<sup>5</sup> (2.5 percent). Most of the homes sold in this ten-year period were constructed between 1960 and 1970, except for manufactured homes which were built in the early 2000s.

All homes sold over the ten-year period had an average sale price of \$116,015, with multi-purpose homes coming in at the most expensive having an average sale price of \$219,500.

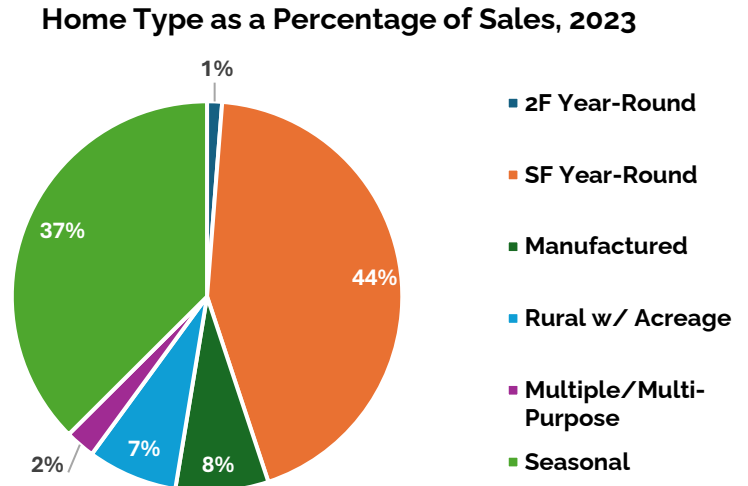


Figure 21 Source: LandMax Data Systems

<sup>3</sup> “Rural residential properties with associated land acreage” refers to properties that contain a year-round residence and 10 or more acres of land.

<sup>4</sup> “Seasonal residences” refer to dwellings generally used for seasonal occupancy and are not constructed for year-round occupancy (inadequate insulation, heating, etc.).

<sup>5</sup> “Multi-purpose residences or lots with multiple residences” refers to properties containing one or more residential dwellings or, properties containing a residential dwelling and multiple structures.

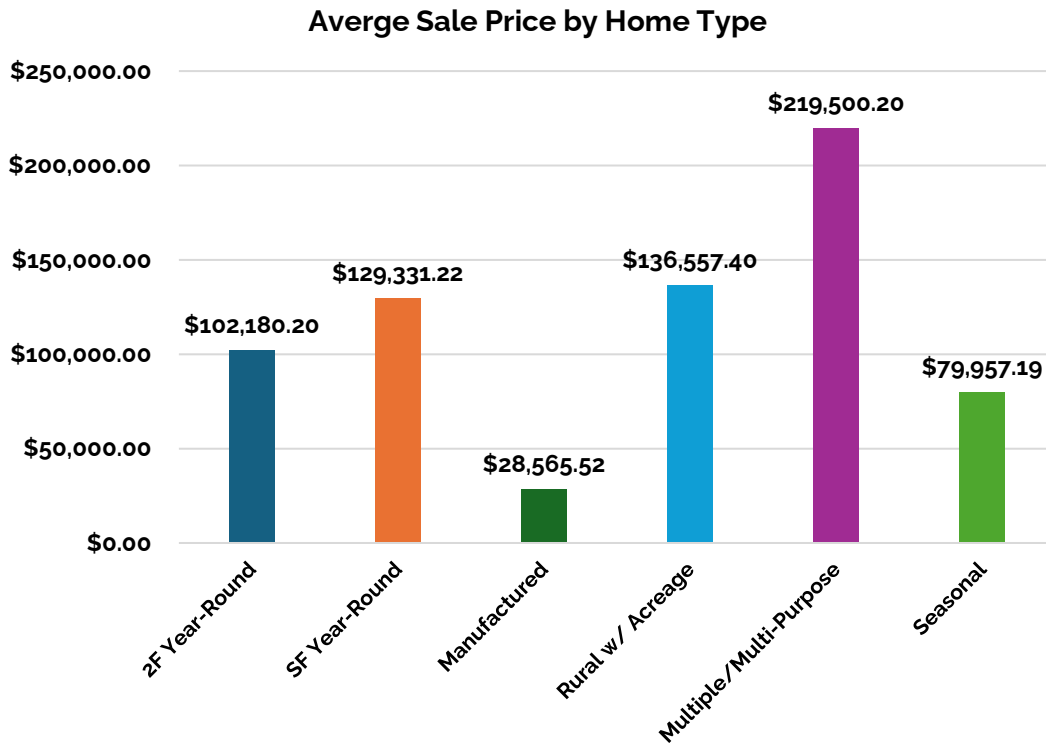
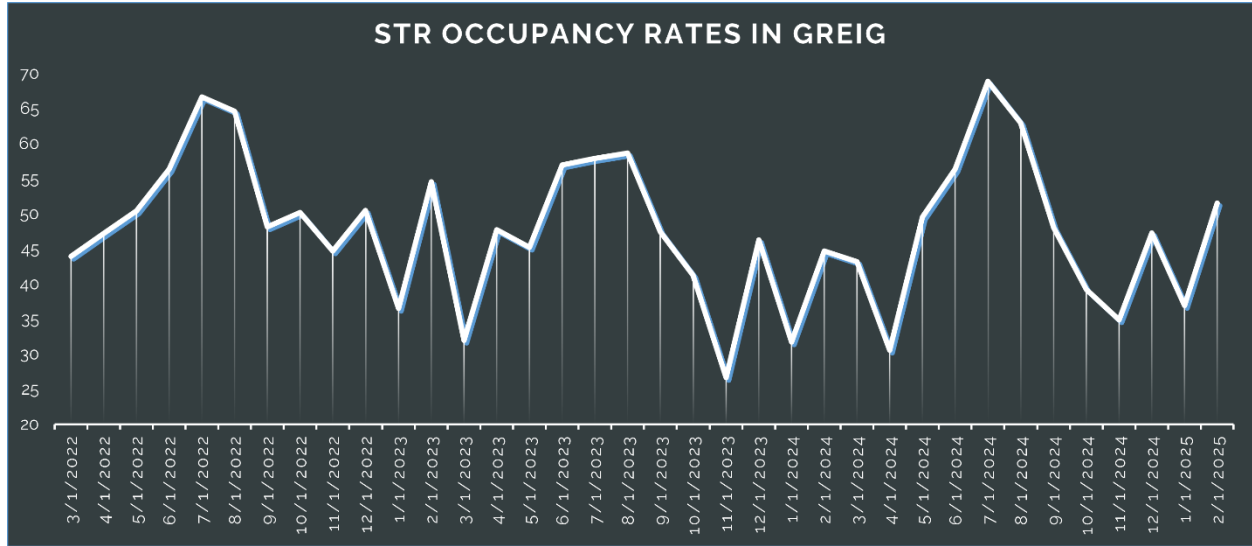


Figure 22 Source: LandMax Data Systems

### Short-Term Rentals

According to Airdna.co, the Town of Greig has 54 active short-term rental (STR) listings with an average daily rate of \$265.47. About 56 percent of these properties are listed on Airbnb, 15 percent on Vrbo, and 30 percent on both. 31 percent of STRs in the area are one-bedroom, 30 percent are two-bedroom, 22 percent are three-bedroom, seven percent are four-bedroom, and nine percent are five or more bedrooms. On average, the occupancy rate of STRs in

and around Greig is 47 percent with most people staying about 3.7 days. Booking rates for these properties are highest in the summer months, peaking in July and August.



Source: Airdna.co

Raven Acres Cabins and RV Resort hosts the largest cluster of STRs in Greig, listing at least ten available properties. Raven Acres is a campground located along Brantingham Road on the edge of the Town of Greig. The resort features 20 RV slips with electrical hookups and 11 cabins offering both one- and two-bedrooms. The property sees its highest levels of occupancy in the summer months and varies in terms of visitors’ length of stay.

According to the Census, since 2013, Greig has seen a decrease in the number of vacant short-term or seasonal rentals, though the number of these types of units jumped to 762 in 2018.

**Seasonality**

In this Community Profile, there are multiple references to ‘seasonal’ and ‘vacant’ residential properties and lands. It is important to understand the difference between these terms and what they are defined as, since it varies depending on the source and context. Generally, to conduct our desktop analysis, we use census data (Decennial 2020 and ACS 5 Year Estimates) and New York State Property Tax Classifications to determine what percentage (and how many acres) of lands are classified as either seasonal or vacant. It is important to note the following:

- Properties reported as vacant in census data are not necessarily the same as those reported as vacant in Property Tax Classification.
- Seasonal dwellings may be reported as either occupied or vacant in the census.
- Census data does not consider whether or not the house is constructed for year-round use, whereas Property Tax Assessment specifically states that a seasonal dwelling means, “Dwelling units generally used for seasonal occupancy; not constructed for year-round occupancy (inadequate insulation, heating, etc.).”

	Decennial 2020	ACS 2023	Percentage	
			Decennial	ACS 2023
Occupied	553	474	45.6%	43.6%
Vacant	660	614	54.4%	56.4%
<b>Total</b>	<b>1213</b>	<b>1088</b>	<b>100.0%</b>	<b>100.0%</b>

**What does this mean for the Town of Greig?**

According to NYS Property Tax Assessment records, Greig has seen a small increase in residential parcels broadly, seasonal residential parcels, and vacant parcels between 2020 and 2023.

Census data indicates that there has been a small decrease in occupied dwellings and a slight increase in vacant dwellings. Compared to Property Tax Assessment data, Census Data is high level and does not account for the same variables. This makes it difficult to gain a clear and accurate understanding of how many vacant dwellings exist compared to seasonal dwellings.

While the Property Tax Assessment data is more accurate in this context, it does not account for dwellings that are built for year-round occupancy but only occupied seasonally. The Census does not contain enough detail to help with this assessment.

**Takeaways**

Theme	Issue	Opportunity/Consideration
<b>Housing</b>	Between 2018 and 2023, the ACS estimates a loss of 269 units. The ACS is not a perfect tool and there is a margin of error acknowledged in its data. However, it is useful to identify trends and develop preliminary baselines for future studies. The loss reported between 2018 and 2023 is significant as that is nearly a 20% reduction in housing units.	Funding opportunities for rehabilitation, new construction, and acquisition/demolition should be explored and identified for property owners to reduce the rate of housing stock decrease.
	According to the ACS, between 2013 and 2023, more than half of the housing units in Greig were identified as vacant. For context, what the ACS rules vacant may be a dwelling that is occupied during part of the year, but its owners reside elsewhere. A vacant determination, in the context of the ACS, is made when there appears to be nobody actively residing in the house at the time of survey. As a result, vacant property rates may be inaccurate.	Town/County building permit data should be used to verify ACS data.
<b>Seasonality</b>	The Committee has noted that housing in the town is becoming increasingly unaffordable for young families and first-time home buyers. Additionally, the Committee has indicated that being able to age in place is a priority for residents.	The Town could enable and encourage housing forms alternative to single-family housing. This could include accessory dwelling units in the form of granny suites, garage suites, etc. The Town could also identify locations within proximity to amenities and services for senior housing development.

## Land Use & Zoning

### Zoning

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Greig's original zoning code was written in 1990 and last amended in 2025. As of April 1, 2025, Lewis County is administering Greig's zoning code. This agreement was arranged to assist the Town in enforcing, updating, and maintaining its code, and will include the full codification of Greig's zoning ordinance to the standard online legal format as found in the eCode 360 system.

As it stands, the current districts in Greig are listed below:

- Hamlet (H)
  - Hamlet G (HG) – Greig Hamlet Zone
  - Hamlet B (HB) – Brantingham Hamlet Zone
- Rural Residential-1 (RR-1)
- Rural Residential-2 (RR-2)
- Public Land (PL)
- Waterfront-2 (WF-2)
- Forest (F)
- Light Industry (LI) – no area designated at present
- Heavy Industrial (HI) – no area designated at present.

Single-family dwellings are the only use permitted by-right in any zoning district. Two- and multi-family dwellings, condos, and duplexes all require special permits. Townhomes are allowed by special permit in H, RR-1, WF-1, RR-2, and LI zones. Solar facilities are permitted by-right in most zones but may require special permit approval. Wind energy systems are only allowed by special permit in RR-1, F, RR-2, and LI zones.

Front yard setbacks in all zones are 50 feet. Side and rear yard setbacks range from 20 to 100 feet. Only one principal structure is permitted on any single residential lot except where the structures on the lot are situated as they could be subdivided in the future, and each structure on the lot complies with all bulk and area requirements.

Parking requirements in all zones state that all uses will provide off-road parking for all vehicles during typical peak use periods. This off-road parking may be located off-site. Dwellings and mobile homes require two parking spaces; commercial, industrial, and retail uses require one parking space per 250 feet of gross leasable area (GLA). For multi-family housing, the Planning Board may reduce the requirement for two spaces per dwelling unit by no more than 50 percent where the developer can demonstrate a need for fewer spaces.

### Flexible Zoning Provisions

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#### Floating District

The Town's code also includes a Floating District which is a zoning district that is added to the zoning law but "floats" until an application is made to apply the new district to a certain parcel, as is the case with the Light Industrial district. Upon the approval of the application for the Floating District, the zoning map is amended to apply the new district to the attached parcel. Importantly, a Floating District designation does not allow for the creation of an entirely new zoning district, but the application of a pre-existing district to a specific parcel.

Planned Development Zones

Greig’s Zoning Code includes provisions for Planned Development Zones (PD) that may be established in the Town at designated locations. The purpose of the PD district is to allow compatible development of a variety of multi-family and mixed uses. Development in this district is intended to function as a separate neighborhood and was formed to address the additional demand for housing in the area. Where PD uses are deemed appropriate through rezoning, the Zoning Board will decide on the use and dimensional specifications for the planned development.

Cluster Development

The purpose of this provision is to permit a procedure for development which will result in improved living and working environments, promote economic subdivision layout, encourage a variety of types of residential dwellings, encourage ingenuity and originality in total subdivision and individual site design, and to preserve open space.

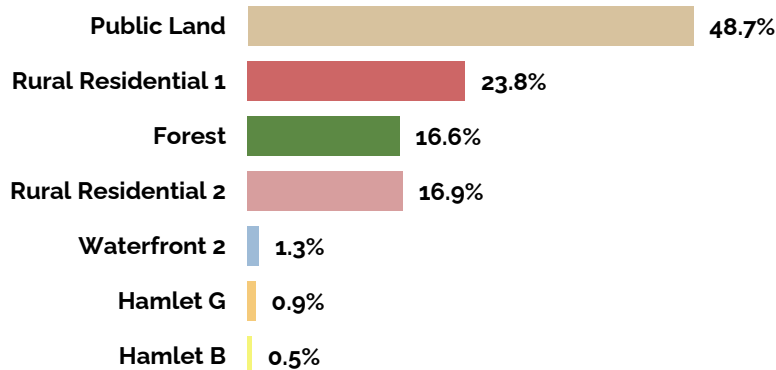
**Administration of Zoning**

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Any proposed changes to existing zoning regulations in Greig require application, review, and approval by various Town and County authorities. Applications must be submitted to the Town Board by the owner(s) of the property and must include a development plan and detailed program. The Town Board will then refer the application to the Town Planning Board for consideration. The Planning Board must discuss the application at the next regular meeting and provide recommendations on the application to the Town Board. The Town Board will then review the Planning Board’s recommendations, provide public notice on the decision, and hold a public hearing. Only then can the Town Board approve or deny the application. Additional review by the County Planning Board may be required depending on the proposed change. Any use or area variances for a proposed development or land use must be reviewed and approved by the Zoning Board of Appeals (ZBA).

Land use and development regulations, like the Town’s Zoning Code, are the framework for managing growth and development in the Town. Greig’s original zoning code was written in 1990 and last amended in 2025. An agreement between Lewis County Building and Fire Codes and the Town of Greig authorizes the County to administer Greig’s zoning code, starting April 1<sup>st</sup>, 2025. This agreement was arranged to assist the Town in enforcing, updating, and maintaining its code. An additional agreement between the County and the Town includes the full codification of Greig’s zoning ordinance in the standard online legal format used in the eCode 360 system.

**Zoning Districts by Percentage of Lands, 2025**

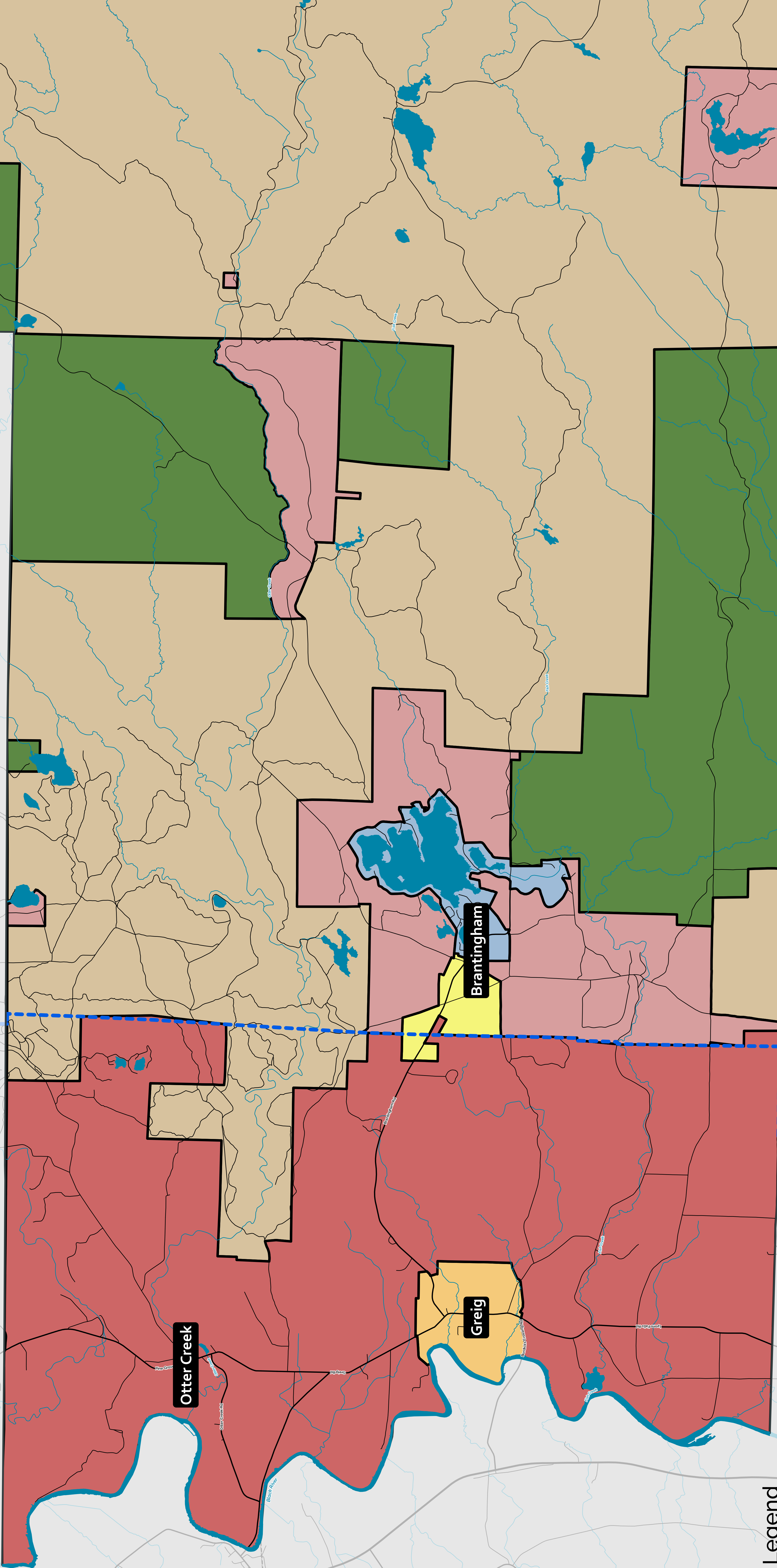


# Zoning

Town of Greig Comprehensive Plan



0 0.5 1 Miles



## Legend

- Town of Greig
- Adirondack Park
- Waterfront 2
- Waterbodies
- Rural
- Residential 1
- Forest
- Hamlet B
- Hamlet G
- Public Land
- Rural
- Residential 2
- Waterfront 2

**Land Uses**

The Town of Greig hosts a variety of land uses within its borders. Land use differs from zoning district in that the zoning district identifies what is allowed to be developed or utilized on a certain portion of land whereas land use is the actual activity that takes place on a specific parcel. For example, a zoning district in Greig could be identified as residential but the use on a parcel within the residential district could be a number of different types of housing (i.e. single-family homes, townhomes, duplexes, etc.).

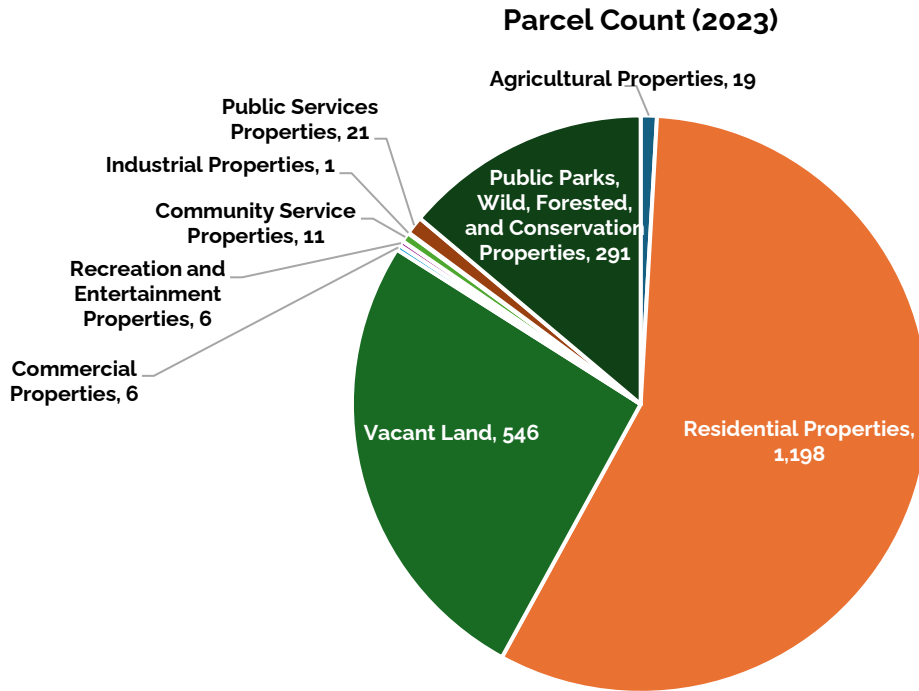


Figure 23 Source: NYS Office of Real Property Tax Services

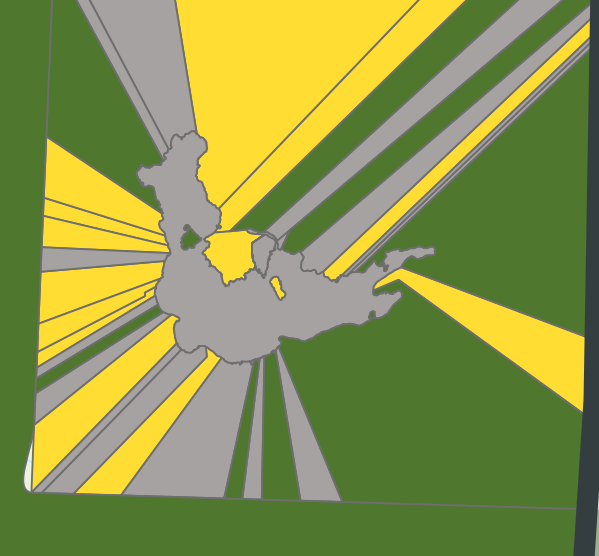
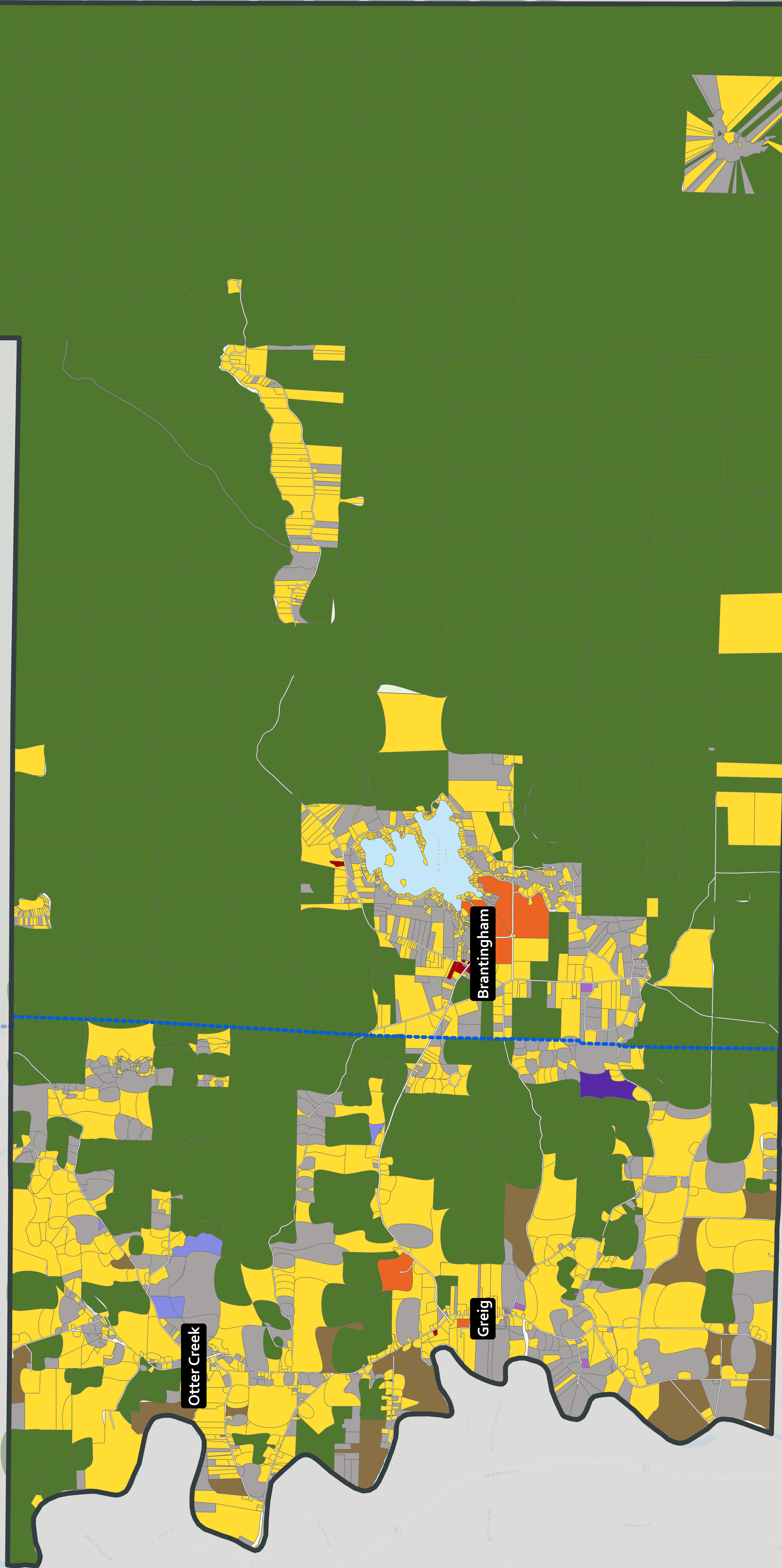
Broadly, most of the land in Greig is used for residential properties. A significant portion of land in the Town is also identified as vacant land. Public parks, wild, forested, and conservation properties are another large land use in Greig, including the state-owned forested land that falls within Town boundaries.

A more detailed delineation of land uses in Greig show that, as of 2023, the largest land uses in the Town are seasonal residences, with and without waterfront access, and one-family, year-round residences with and without water frontage. Like many smaller vacation towns, Greig uses most of its land for residential development. Of note, there is still a significant portion of land in Greig that is identified as residential vacant land, that is, land that is not attributed to seasonal rentals. Identifying the highest and best uses for this vacant property can help increase the Town’s tax revenues and contribute to healthy, sustainable development.

Broken down in a different way, the land uses in Greig that provide the highest value to the Town include one-family, year-round residences with water frontage, seasonal residences with water frontage, and one-family, year-round residences. Assessment values are skewed towards properties with water frontage which is not an uncommon trend in similar areas with access to fresh water sources and coastal areas. Given that the Town’s value is almost solely concentrated in residential development and seasonal residences, it would be beneficial for Greig to

# Land Use

Town of Greig Comprehensive Plan



- Legend**
- Town of Greig
  - Adirondack Park Boundary
  - Agricultural
  - Commercial
  - Community Services
  - Industrial
  - Public Services
  - Recreation & Entertainment
  - Residential
  - Vacant land
  - Wild, Forested, Conservation Lands & Public Parks

consider investing in a wider range of land uses to diversify its income mix and be better prepared for economic shifts.

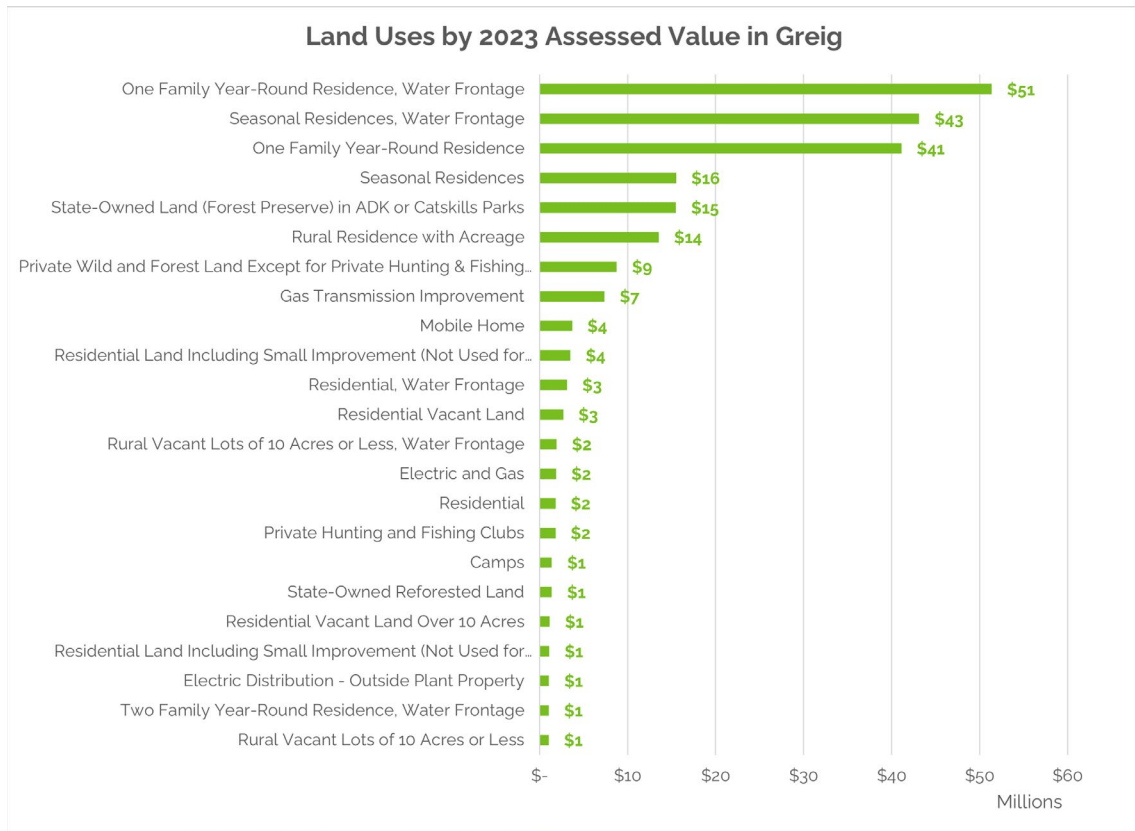


Figure 24 Source: NYS Office of Real Property Tax Services

### Forest and Agricultural Land

As noted by the high percentage of parcels and high assessment value, forested land and conservation areas in Greig, and access to and preservation of natural resources in the Adirondack and Catskills Parks, is important to the Town and its residents. In 2023, these lands had an estimated assessed value of \$28,417,080, with most of this value coming from publicly owned lands that cannot be taxed. The area’s proximity to these environmental resources is also one of its main draws for tourists and visitors.

Property Class Description	Parcel Count	Assessed Value (2023)
<b>State-Owned Forested Lands</b>	1	\$900
<b>Transition Assessments for Taxable State-Owned Land</b>	3	\$24,730
<b>Forest Land</b>	1	\$119,909
<b>County-Owned Reforested Land</b>	16	\$839,300
<b>State-Owned Reforested Land</b>	4	\$1,376,000
<b>Private Hunting &amp; Fishing Clubs</b>	3	\$1,811,400
<b>Private Wild and Forest Land Except for Private Hunting &amp; Fishing Clubs</b>	124	\$8,749,350

Property Class Description	Parcel Count	Assessed Value (2023)
<b>State-Owned Land (Forest Preserve) in ADK or Catskills Parks</b>	130	\$15,495,500
<b>TOTAL</b>	<b>282</b>	<b>\$28,417,080</b>

Source: NYS Office of Real Property Tax Services

Agricultural lands in Greig are not as pervasive and do not hold as much value as open forested lands and conservation space.

Property Class Description	Parcel Count	Assessed Value (2023)
<b>Agricultural</b>	1	\$39,400
<b>Cattle, Calves, Hogs</b>	1	\$174,900
<b>Field Crops</b>	3	\$279,300
<b>Dairy Products: Eggs, Chicken, Turkeys, Ducks, Geese</b>	2	\$348,400
<b>Agricultural Vacant Land (Productive)</b>	12	\$542,100
<b>TOTAL</b>	<b>19</b>	<b>\$1,384,100</b>

Source: NYS Office of Real Property Tax Services

## Waterfront

Access to and development on Brantingham Lake is a crucial component of land uses in Greig. Although the Black River also runs through the Town to the west, the waterfront is not as heavily utilized as the Lake. Importantly, most of Greig's taxable assessed value comes from waterfront properties, totaling \$104,254,400 in 2023 assessed value. Although Brantingham Lake is important from a tourism and seasonal residence perspective, having an over-concentration of revenue in one area in a single asset can leave the Town vulnerable to economic shocks and can open it up to vulnerabilities if ever the Lake were to be deemed unusable.

The table below describes the 2023 assessed value of all waterfront properties in the Town.

Property Class Description	Parcel Count	Assessed Value (2023)
<b>Underwater Vacant Land (Seasonal Residential Area)</b>	4	\$26,400
<b>Other Rural Vacant Lands (Waste Lands, Sand Dunes, Salt Marshes, Woods, etc.), (Water Frontage)</b>	3	\$32,700
<b>Multiple Residences (Water Frontage)</b>	1	\$174,500
<b>Residential Vacant Land Over 10 Acres (Water Frontage)</b>	7	\$189,800
<b>Residential Vacant Land (Water Frontage)</b>	11	\$296,950
<b>Private Wild and Forest Land Except for Private Hunting &amp; Fishing Clubs (Water Frontage)</b>	9	\$324,000
<b>Rural Residence with Acreage (Water Frontage)</b>	1	\$327,500
<b>Three-Family, Year-Round Residence (Water Frontage)</b>	1	\$459,000
<b>Mobile Home (Water Frontage)</b>	11	\$731,300
<b>Two-Family, Year-Round Residence (Water Frontage)</b>	4	\$1,031,800

Property Class Description	Parcel Count	Assessed Value (2023)
Residential Land Including Small Improvement (Not Used for Living Accommodation)	14	\$1,090,700
Rural Vacant Lots of 10 Acres or Less (Water Frontage)	66	\$1,941,800
Residential (Water Frontage)	10	\$3,127,100
Seasonal Residences (Water Frontage)	216	\$43,117,000
One-Family, Year-Round Residence (Water Frontage)	184	\$51,383,850
<b>TOTAL</b>	<b>542</b>	<b>\$104,254,400</b>

Source: NYS Office of Real Property Tax Services

**Past Building Permits and Approvals**

**Zoning Permits and Building Permits**

2022 saw the most Zoning Permits issued in the Town. Structures were predominantly comprised of houses and detached garages.

in 2024, 68 Zoning Permits were issued.

**Zoning Permits Issued in the Town of Greig, 2020 - 2024**

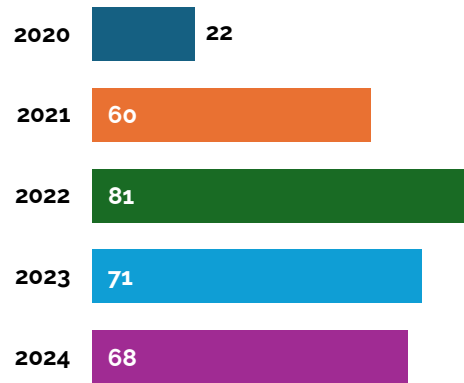


Figure 25 Town of Greig

**Building Permits Issued in the Town of Greig, 2024**

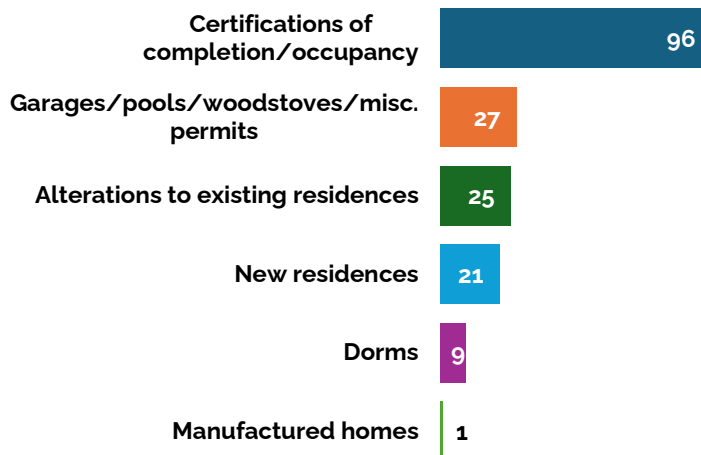


Figure 26 Lewis County

## Takeaways

Theme	Issue	Opportunity/Consideration
<b>Town-owned Vacant Land</b>	The Town owns 60 acres of land behind the Green Dump on Brantingham Road.	The Committee has indicated that there is potential here to develop a care home or contain renewable resources, depending on confirmed proximity to the dump.
<b>Waterfront lands</b>	Approximately 13% of parcels in the Town are waterfront.	Prepare educational materials, such as informational brochures, on watershed management.

**Adirondack Park Agency**

Approximately 74 percent of the Town (43,743 acres) lies within the boundaries of the Adirondack Park and is therefore subject to the land use regulations established by the Adirondack Park Agency (APA). All land use activities within the Park are overseen by the APA to ensure that development is consistent with environmental conservation objectives and regulatory standards. Within Greig, APA-managed lands are classified under the following land use categories:

**Wild Forest** (State Land Map 2018) – 23,329 acres - Wild Forest areas do not contain substantial vegetation or overgrowth and can accommodate more human use than wilderness areas. A wide variety of outdoor recreation uses are generally permitted.

**Rural Use** (Adirondack Park Land Use and Development Plan) – 9,057 acres - Most uses require a permit; residential uses and reduced intensity development that preserves rural character are most suitable

**Wilderness** – (State Land Map 2018) – 3,819 acres - A wilderness area is a state-owned land or water region that remains largely untouched by human development. It is protected to preserve its natural, primeval character, offering solitude and primitive recreation. These areas typically span at least 10,000 acres and may also hold ecological, geological, scenic, or historical significance.

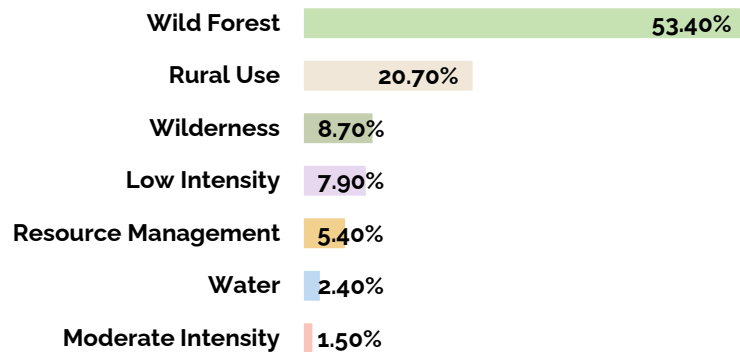
**Low Intensity** (Adirondack Park Land Use and Development Plan) – 3,476 acres - Most uses require a permit; residential development at a lower intensity than hamlet or moderate intensity is appropriate.

**Resource Management** (Adirondack Park Land Use and Development Plan) - 2,351 acres - Most uses require a permit; compatible uses include residential uses, agriculture, and forestry. Special care is taken to protect the natural open space character of these lands.

**Water** – 1,058 acres - Water resources include lakes, rivers, and other bodies of water, vital for recreation, wildlife habitat, and water quality.

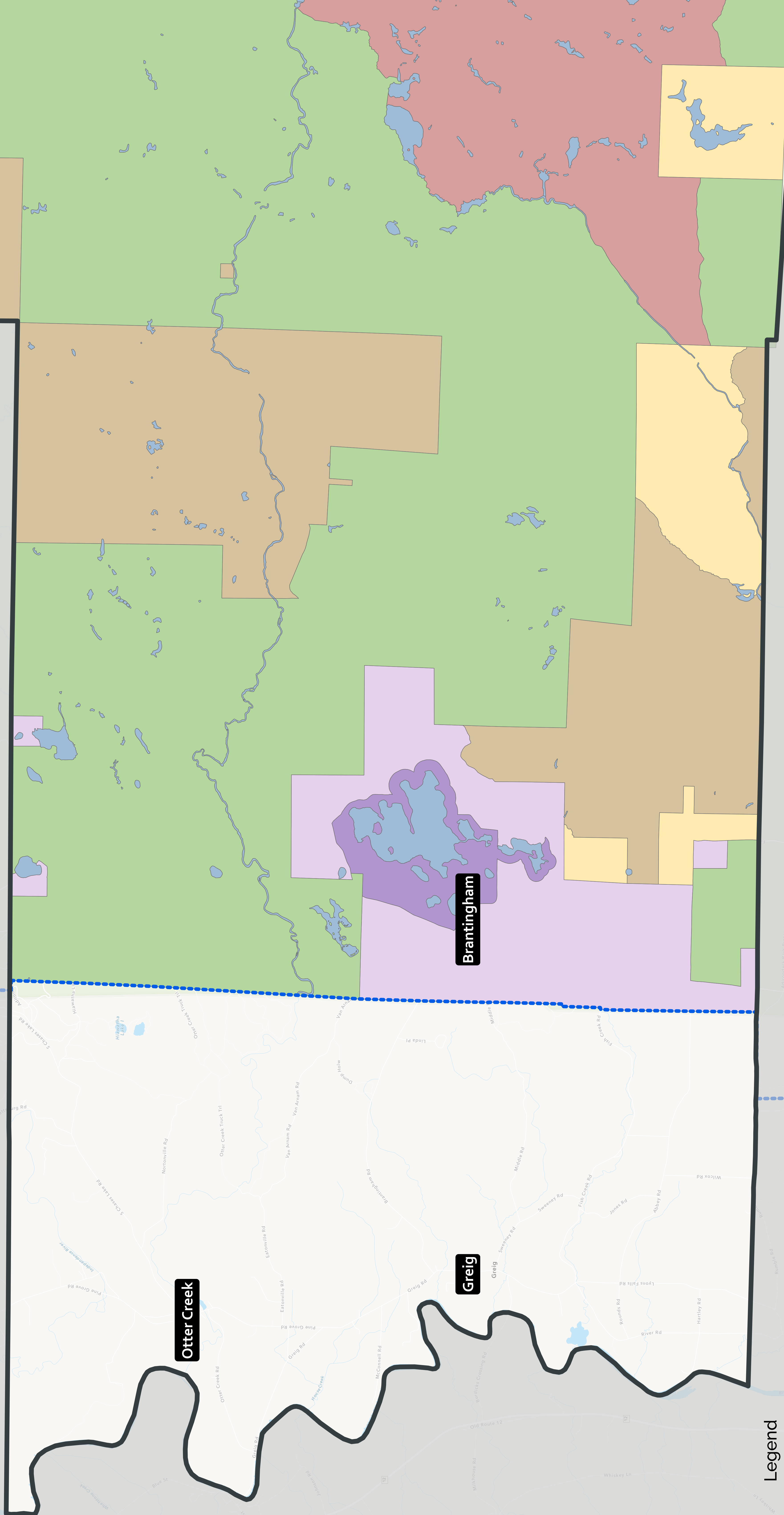
**Moderate Intensity** (Adirondack Park Land Use and Development Plan) – 652 acres –Most uses require a permit; relatively concentrated residential development is most appropriate.

**Town of Greig's APA Land Use**



# APA Land Use

Town of Greig Comprehensive Plan



## Legend

- Town of Greig
- Adirondack Park Boundary
- Rural Use
- Resource Management
- Wilderness
- Wild Forest
- Low Intensity
- Moderate Intensity
- Water

**Takeaways**

Theme	Issue	Opportunity/Consideration
<p><b>Land Use and Policy Direction</b></p>	<p>Approximately 74 percent of the Town (43,743 acres) lies within the boundaries of the Adirondack Park.</p>	<p>Town land use classifications and potential zoning recommendations should be consistent with, and no more permissive than APA regulations.</p>

**Agricultural District**

Article 25-AA of the Agriculture and Markets Law allows landowners to initiate the creation of local agricultural districts, which are then reviewed and approved at the county and state levels. As of 2022, New York State has 152 such districts, encompassing about 26,182 farms and 6.5 million acres. The goal is to promote the continued use of land for agricultural production.

Lewis County currently has one active agricultural district, Agricultural District #6, which encompasses 247,978 acres. Approximately 17 percent of lands within Greig are within this Agricultural District. Agricultural District lands are predominantly within the western portion of the Town.

**Takeaways**

Theme	Issue	Opportunity/Consideration
<p><b>Land Use and Policy Direction</b></p>	<p>Approximately 17 percent of lands within Greig are within this Agricultural District.</p>	<p>Town land use classifications and potential zoning recommendations should support and not conflict with the protections instilled by the Agricultural District.</p>

## Infrastructure and Public Utilities

### Water

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Greig has limited water infrastructure, and most residents rely on private wells for their water supply. The Town does not have a centralized municipal water system. Town residents and representatives have expressed concern about the potential impact of water extraction projects on the community's water supply. In 2010, the Town rejected a proposal to construct a facility for loading tanker trucks with spring water, citing incompatibility with residential areas and potential risks for local drinking water sources.

The Town is part of the Black River Watershed, which has generally good water quality. However, there are some water quality issues in the region, and efforts are being made to improve and protect water resources. Greig, along with other municipalities in Lewis County, has been involved in regional water supply studies to evaluate potential improvements and interconnections between local water systems.

Greig is connected to the Lewis County Soil & Water Conservation District, which was established in 1946 and is governed by a Board of Directors. The District operates under New York State Soil & Water Conservation District Law and offers a wide range of services, including soil group worksheets, a tree and shrub program, municipal hydroseeding, dry hydrant installation, no-till grain drill rental, mined land reclamation plans, GIS and mapping, water quality monitoring, erosion control, technical assistance, permit assistance, environmental assessments, water sample drop-off points, educational programs, and invasive species management.

### Sewer

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The Town has no municipal sewer service, and most residents rely on private septic systems for sewer-related services. The Town has a series of regulations regarding private septic systems intended to protect the area's water supply. Any new development must include the proposed location of necessary sewer facilities in sketch plans and plats and must be approved by the Town Code Enforcement Officer. All septic systems in Greig must comply with the Town of Greig Sewer Dispersion Law, and percolation tests are required for each proposed septic system location.

The lack of a centralized sewer treatment system, common in less populated areas, places the responsibility for proper wastewater management on individual property owners. Regular maintenance and inspections of septic systems are crucial to prevent environmental and health issues related to system failures.

### Stormwater Management

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The Town of Greig does not have a centralized stormwater management system. Instead, the Town relies on a combination of natural drainage and localizes stormwater management practices. The Town's zoning code includes provisions for floodplain standards which support the management of stormwater, but individual property owners are primarily responsible for managing stormwater on their land.

The Town uses a combination of natural and constructed drainage features, such as drainage ditches along roadways, culverts under roads and driveways, and natural watercourses and wetlands. Individuals can help support stormwater management practices by incorporating elements like raingardens, natural plantings and grasses, and bioretention systems on their property.

### Solid Waste Disposal

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Greig does not have its own dedicated solid waste disposal system, with many residents paying for trash hauling service. The Town is part of the broader Lewis County system which gives residents access to the Lowville Transfer

Station and the Croghan Transfer Station. Residents in Greig therefore must transport their solid waste to the nearest transfer station and pay varying rates for disposal. The transfer stations accept various recyclable materials as well as certain electronics and batteries. The solid waste management system is designed to serve the entire County, providing a centralized approach to waste disposal and recycling for rural communities like Greig.

### **Utilities**

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The Town has a limited and decentralized energy system typical of rural areas. Greig is served by National Grid, a company that is actively investing in rural, North Country towns like Greig. The company's \$16 billion plan includes improving transmission lines and enhancing grid resilience to accommodate growing demand for clean energy and electrification.

For heat, most residents use propane, wood stoves and oil.

## Transportation Systems

Greig transportation infrastructure includes roadways, trails, and public transit. Greig's Highway Department, managed by an elected Highway Superintendent, is responsible for maintaining and repairing town roads and highway equipment. According to the Town of Greig Long-Term Planning Report, May 2023, completed by the NYS Comptroller, as of 2023, there were concerns about the condition of highway equipment, with 56 percent of major equipment beyond its useful life. This has impacted the Town's ability to fully utilize available state funding for road maintenance and should be addressed in the future.

In 2024, the Town established and funded two reserve accounts to support the implementation of its capital plan, which includes replacing plow trucks on a seven-year rotation. Two new plow trucks have been ordered and are expected to be delivered in 2026.

### Roadway Network

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Greig has a roadway network consisting of both public and private roads. Public roads are maintained by the Town Highway Department and private roads have specific requirements for ownership and maintenance. County-owned roads in Greig include CR 30, CR 36, CR 39, CR 40, CR 42 (Brantingham Road), CR 56 (Otter Creek Road), and CR 76.

### Pedestrian and Bicycle Facilities

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Greig has limited pedestrian and bicycle facilities, partly due to its rural nature and lack of a central "main street" area. The Town has a walking track at the Town of Greig Park, as well as many formal and informal walking trails that connect Greig to nearby areas. The Town has no formal bike lanes or bicycle infrastructure.

### Public Transportation

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Public transportation is limited but available through the Lewis County Public Transportation System (LCPT). The Orange Route (633) makes stops in Greig and loops through Watson, Brantingham, and Glenfield, operating Monday through Friday with fares ranging from \$2.00 to \$4.00. Discounted rates are available for seniors, children, and those with Medicaid or Medicare. The Enterprise Vanpool pilot program offers shared vehicle services to connect employees or residents living near each other and who work or reside in Lewis County with affordable transportation options. Additionally, the Dial-a-Ride service provides curb-to-curb service that is available Monday through Friday from 6:30AM to 4:30PM. To use this service, riders must schedule pickups at least 24 hours in advance.

### Trails

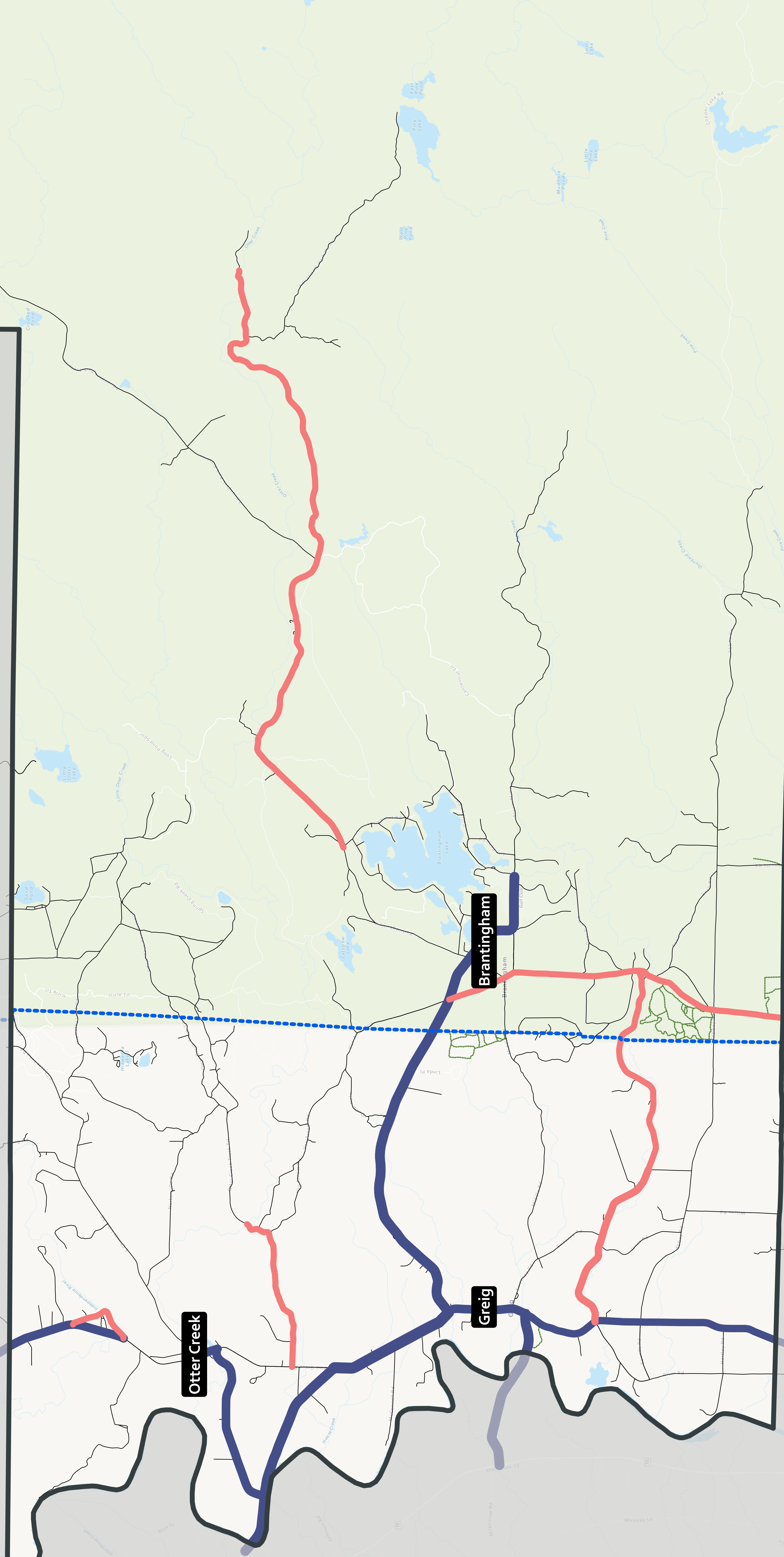
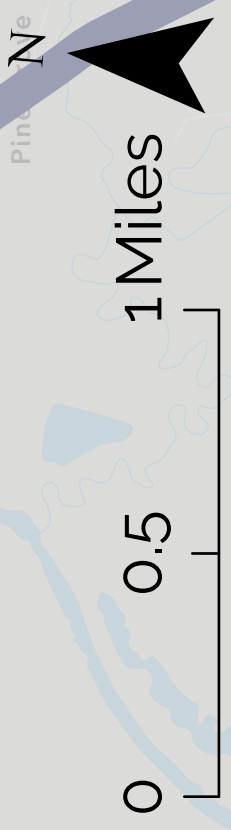
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Greig offers an extensive network of snowmobile and ATV trails, including New York State Department of Environment Conservation (NYSDEC)-maintained trails such as Catspaw Lake Road, Big Otter Lake Road, Steam Mill Road, and Pico Mountain Trail. Hiking enthusiasts can access DEC trails such as:

- Blueberry Trail
- Glenfield Railroad Trail
- Centennial Trail
- Bear Ridge Trail
- Pine Lake Trail
- Pine Creek Trail
- Silver Mine Trail

# Transportation

Town of Greig Comprehensive Plan



- Legend**
- Town of Greig
  - OHV Trails
  - Roads

- Jurisdiction and AADT**
- ≤ 159 (Town Road)
  - ≤ 433 (Town Road)
  - ≤ 433 (County Road)
  - ≤ 1033 (County Road)
  - ≤ 1590 (County Road)
  - > 1590 (County Road)
  - Adirondack Park Boundary

- Otter Creek Trails (including horse trails)
- Lost Lake Trails

All local DEC-maintained paths and trails are part of the Independence River Wild Forest, an area comprised of 78,000 acres of forest preserve land on the western boundary of the Adirondack Park.

Other local trails include:

- Partridgeville Road
- Ten Mile Crossing Trail
- Fish Creek Road
- Pleasant Valley Road
- Greig Farm (Red Hook)

In March 2025, Lewis County launched the Lewis County Winter Recreation Master Plan to enhance non-motorized trail access across the County. The Plan focuses on expanding winter recreation opportunities such as skiing, fat biking, and snowshoeing. The Plan also aims to improve trail alignments, wayfinding, and access in the Common Trails Area, which spans the towns of Greig and Lyonsdale.

The Lewis County Department of Recreation, Forestry and Parks manages over 97 miles of off-road trails and 450 miles of seasonal roads that are opened to Off-Highway Vehicles (OHV). Working with local municipalities and ATV clubs, the County promotes and attains access to the OHV Trail System. Applications for trail expansion and access agreements are administered by the County. The County’s website provides contact information for Department personnel, permit information and sale, trail maps, and information on local ATV clubs.

Greig has access to many different trails and recreational paths, but the Town does not have a dedicated park system or comprehensive map of these resources. In the future, it may be beneficial for the Town to institute a parks and recreational position within the Town government to oversee the creation of wayfinding, informational resources, and to coordinate with the County.

**Takeaways**

Theme	Issue	Opportunity/Consideration
<b>Wayfinding</b>	Within Greig is an extensive trail network with various user groups.	A comprehensive map should be developed that identifies all trails and respective permitted uses. For instance, walking/hiking only trails would be distinguished from ATV/OHV only trails.
<b>OHV trails</b>	The County oversees 97 miles of off-road trails and 450 miles of OHV-accessible seasonal roads. Survey respondents and the committee have identified the need for continued support of OHV usage and activities.	To support the safe and ongoing use of trails in Greig, signage detailing trails and trailheads, amenities, speeds, usage guidelines, and distances to destinations should be installed at strategic locations throughout the Town. Signage alerting all road users to

		regular OHV traffic is also recommended.
<b>Walking Trails</b>	In the community survey, “walking paths and trails” were identified most often by respondents as being needed in the Town.	Signage, maps, usage guidelines may help inform and promote walking/hiking trail usage.

**Parks & Public Spaces**

The Town of Greig hosts one public park and various trails, paths, and recreational areas that connect to other regional resources.

**Existing Conditions**

The Town of Greig Park is a five-acre family park that features a walking track, a baseball diamond, a pavilion with tables and power outlets, a basketball court, restrooms, fire pits, and playground equipment. Nearby Otter Creek State Forest offers several hiking trails and scenic views and is part of the 65-mile Otter Creek Horse Trail system. Additionally, Whetstone Gulf State Park which offers hiking trails, though not within Greig’s town limits. The Town offers multiple ATV parking areas as well.

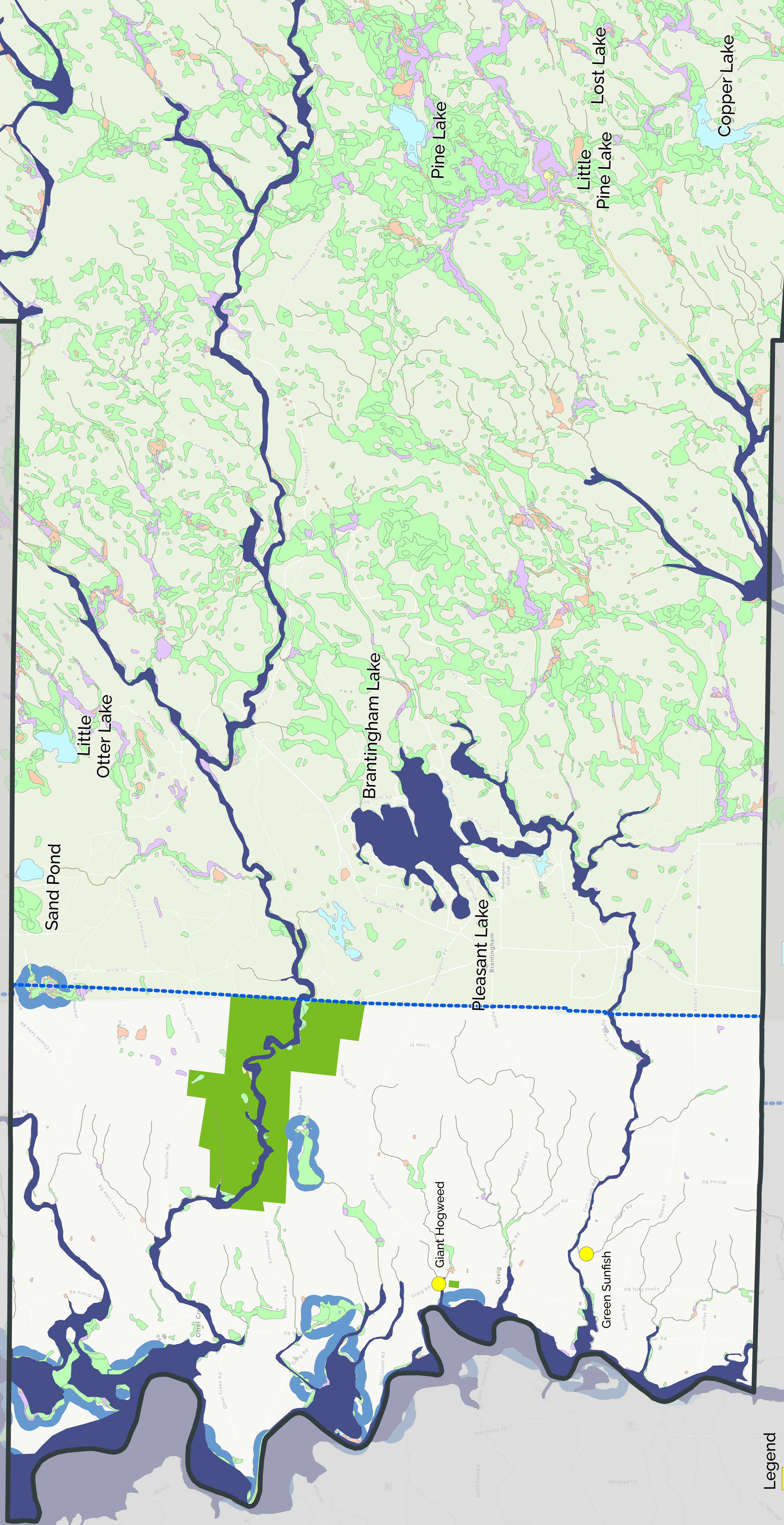
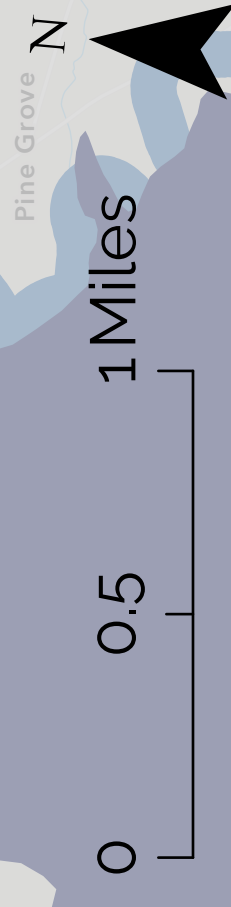
Brantingham Lake is a major site of recreation in the warmer months, drawing regional tourism and seasonal residents. Residents and visitors of the Lake can partake in kayaking and boating, water skiing, and tubing. The Lake is also a popular fishing spot, known for its abundance of bass, perch, and rainbow trout.

**Takeaways**

Theme	Issue	Opportunity/Consideration
<p><b>Town Park Amenities</b></p>	<p>The Park is located just north of Town Hall, which helps identify the general area as a potential Town Center. The Park is popular with the community and frequently reserved by families for events. The Park amenities are generally passive and require some sort of programming or organization to enjoy.</p>	<p>Consider offering scheduled programming like classes or activities to regularly activate the park space.</p>
	<p>Tennis, pickle ball, and a dog park have been cited frequently by survey respondents. Of those that responded, nearly half of respondents did not know about the park.</p>	<p>A ‘hub’ or park focal point would assist in defining the layout and use of the park. This may also help define it as a destination/increase its visibility.</p>
<p><b>Dog Park</b></p>	<p>There is no dog park in the Town of Greig.</p>	<p>Respondents to the community survey have identified that this would be a great feature for the community.</p>

# Parks and Natural Resources

Town of Greig Comprehensive Plan



- Legend**
- Invasive Species
  - Town of Greig
  - Adirondack Park Boundary
  - Lake
  - Riverine
  - Wetland Checkzones
  - Wetlands
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Parks

## Historic, Cultural, and Scenic Resources

The Town of Greig hosts and is nearby many important historic, cultural, and scenic resources that make it a regional attractor of visitors and a nostalgic place for year-round residents. Overall, Greig has a rich history that dates to its founding in the early 19<sup>th</sup> century. Greig and nearby areas offer a multitude of breathtaking scenery, including, but not limited to, vistas of the Otter Creek State Forest, various trails within the Adirondack State Park, gorges, waterfalls, and other water bodies in protected conservation lands.

### Historic & Cultural Resources

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According to the New York State Cultural Resources Information System (CRIS), the central portion of Greig (between Park Road and Sweeney Road, surrounding Greig Road) is within an archaeological buffer zone, meaning that the area is likely to contain important historical or cultural artefacts, or that these items have previously been identified in the area. Brantingham Lake is also within an archaeological buffer area.

There are three cemeteries that the Town owns and maintains:

- 1) Sands Cemetery is located off Cemetery Road in Greig.
- 2) Brantingham Cemetery is located off North-South Road.
- 3) Otter Creek Cemetery is located on Otter Creek Road.

These are important memorial sites for the area.

### Local Area Resources

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Brantingham Greig Reading and Technology Center is located in the same building as Greig's Town Hall and also serves as the Town's public library. Other local government offices include the Town Clerk, Town Supervisor, Highway Department, Assessor's Office, and Town Justice.

In late 2021, the Town's sole post office closed. Located within the Brantingham General Store at 5508 Partridgeville Road, it served the community for over 10 years. Greig residents have been directed to the Glenfield Post Office which is approximately seven miles west from the Brantingham General Store. For residents that live in the eastern area of Greig, a roundtrip to retrieve mail can be over an hour driving. This has resulted in many eastern residents utilizing PO boxes located in Glenfield.

Residents in the western portion of the Town, and Brantingham Road residents, receive mail delivery.

### Local Community Events

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Greig hosts events such as Food Truck Friday, the Art in the Park exhibit displayed at Croghan Recreation Park in July-August 2024, and the annual Riverfest, which brings over 100 participants to paddle the Black River. The Fall Foliage Tour is a long-standing drive-it-yourself event highlighting Lewis County's autumn scenery.

The Brantingham-Greig Reading Center offers books and services such as access to Ancestry, Artist Works for learning musical instruments, Job Now career assistance, Law Depot for creating legal documents, Kanopy streaming, Mometrix test preparation, Libby, Universal Class for online education, and Weiss Financial Ratings. Patrons can borrow discount passes for the Blue Mountain Museum or the Wild Center in Saranac Lake. The library provides WiFi, computer access, and connects to the North Country Library System for interlibrary loans and an online catalog. It operates on limited hours: Tuesdays and Thursdays from 2 p.m. to 6 p.m., and Saturdays from 9 a.m. to 12 p.m.

**Takeaways**

Theme	Issue	Opportunity/Consideration
<p><b>Cemetery Improvements</b></p>	<p>The overall appearance of the Town’s cemeteries has degraded over time. The Committee has expressed that improvements, like landscaping or installations, would increase the appearance.</p>	<p>The State Comptroller released an audit report recommending that the Board develop and adopt long-term financial and capital plans, as well as a written fund balance and reserve policy, to ensure resources are available for timely capital asset replacement.</p>
<p><b>Greig Post Office</b></p>	<p>With the closure of the post office in the Brantingham General Store, Town of Greig residents must travel to Glenfield to retrieve mail. The absence of postal services in Town is felt by the community, as indicated by community survey responses.</p>	<p>The Town is intending to pursue a petition to request that the Postal Service establish some level of mail delivery/mail service in the Town of Greig.</p>

## Health and Emergency Services & Facilities

Greig has limited health and emergency services directly within its boundaries, but residents and visitors have access to several nearby facilities. The Town is served by the Brantingham Fire Department, otherwise known as the 3-G Fire Department, and the Lyons Falls Fire Department. Greig is also served by Lewis County's EMS system, though the Town does not have its own emergency vehicles.

Lewis County Health System facilities operate two service providers close to Greig: The South Lewis Health Center in Lyons Falls (approximately 10 miles from Greig) and Lewis County General Hospital in Lowville (approximately 20 miles from Greig). The County Health System offers a variety of medical services including immunizations, lead testing, communicable disease control, and emergency preparedness.

Community clinics near Greig include the Beaver River Family Health Center in Beaver Falls and the South Lewis School-Based Health Center. The North Country Family Health Center (formerly Lowville Medical Associates) is also in Lowville.

## Natural Resources and Climate

### Water Bodies

#### Lakes & Ponds

Brantingham Lake is a 341-acre private lake located in the Adirondack Park. Historically, the Lake was called Fish Lake by the Oneida Indians, then subsequently renamed Brantingham Lake after Thomas Brantingham in 1794. The Lake features 11 miles of shoreline and has two islands: Grant (or Round) Island and Dark Island. The Lake offers various recreational activities, including boating, kayaking, and paddleboarding, as well as swimming at “Sunken Island,” a shallow area popular for social gatherings.

Catspaw Lake is a 37-acre freshwater lake situated in the scenic area of Lewis County at the edge of the Adirondack State Park. The lake offers opportunities for fishing and small, non-motorized boats. Catspaw is State-owned.

Pine Lake is a 66-acre lake located east of Brantingham. The Lake has two small islands and allows fishing, non-motorized boating, swimming and beach activities, and hiking around its perimeter.

Little Pine Lake, or East Pine Pond, is a small, 13-acre lake located east for Brantingham and connected to Pine Lake via a creek. At about 45 acres in size, Little Pine Lake provides opportunities for fishing and non-motorized boat recreation. Access to the lake is provided via trail on its north and west shores.

Pleasant Lake, Lake of the Pines, and Copper Lake are also notable lakes and ponds in the Town. All are located on private property.

Sand Pond, a 21-acre lake located just east of the Independence River State Forest, is partially owned by the State. Little Otter Lake, a 45-acre lake is entirely State-owned and located within the Independence River State Forest.

#### Rivers & Creeks

Fish Creek is a moderately-sized creek that empties into Oneida Lake. It’s formed by the confluence of East and West Branches near Blossvale, where the East Branch originates in southern Lewis County. The creek’s total length is 53 miles and has an average annual flow of over 1,000 cubic feet per second. The creek has historical importance for fishing, especially Atlantic Salmon runs, and remains a popular recreational destination.

Otter Creek is a trout stream that runs through Otter Creek State Forest. The creek meanders for nearly three miles through the forest and has a cut gorge that offers scenic views from various vistas. Otter Creek is also part of the 65-mile Otter Creek Horse Trail System.

Moose River is a mountain waterway consisting of three branches: North, Middle, and South. North Branch originates at Big Moose Lake in Herkimer County; Middle Branch originates at Fulton Chain Lakes in Old Forge, and; the South Branch has headwaters in Little Moose Lake in Hamilton County. The river flows westward through Herkimer County into Lewis County and joins the Black River in Lyons Falls. Moose River is popular for whitewater rafting, kayaking, and canoeing. The river also features several hydropower facilities along its course.

Whetstone Creek runs through Whetstone Gulf State Park and features a picnic area along its banks. The creek is part of a three-mile-long, 360-foot-deep gorge cut into the Tug Hill Plateau.

The Black River runs along the east side of the Tug Hill Plateau and offers numerous opportunities for kayaking and canoeing. The river has several access points that have been developed for recreational use and is popular for fishing, wildlife viewing, and scenic vistas. The river is also host to community paddling events like Riverfest in Lowville and the Black River Challenge Race. Historically, the Black River was important for commerce, with a 35-mile stretch of the Black River Canal once connecting to the Erie Canal system.

## State Land Resources

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### Otter Creek State Park

Otter Creek State Forest is located within Greig's boundaries and is 1,206 acres, featuring hiking and horse trails, scenic views, and access to Otter Creek.

### Adirondack State Park Land

The eastern half of the Town of Greig is within the Adirondack State Park, land that is constitutionally protected to be forever kept as wild forest lands.

### Whetstone Gulf State Park

While not specifically within Greig, Whetstone Gulf State Park is located next to Greig and hosts a gorge that offers scenic views and regional draw for tourists.

### Independence River State Forest

At 673 acres, this forest is named after the fast-flowing trout stream that runs through its northern section. The forest's main recreational highlight is the Otter Creek Horse Trail System, established in the 1980s and continuously upgraded since. The trail system features an Assembly Area with amenities including roofed tie and stud stalls, parking, a picnic pavilion with grills, potable water for horses, portable toilets, and a restroom with sinks and toilets.

### Otter Creek Horse Trails

The Otter Creek Horse Trails offer approximately 65 miles of interconnected paths primarily designed for horseback riding, though hikers are also welcome. Located in Lewis County along the western edge of Adirondack Park, the trails span both the Independence River Wild Forest and nearby state forests. The route follows old sandy roads and wooded paths through a scenic and varied landscape, passing Adirondack ponds and crossing several waterways including Otter Creek, Little Otter Creek, and the Independence River. Note: Horses are not provided by the DEC.

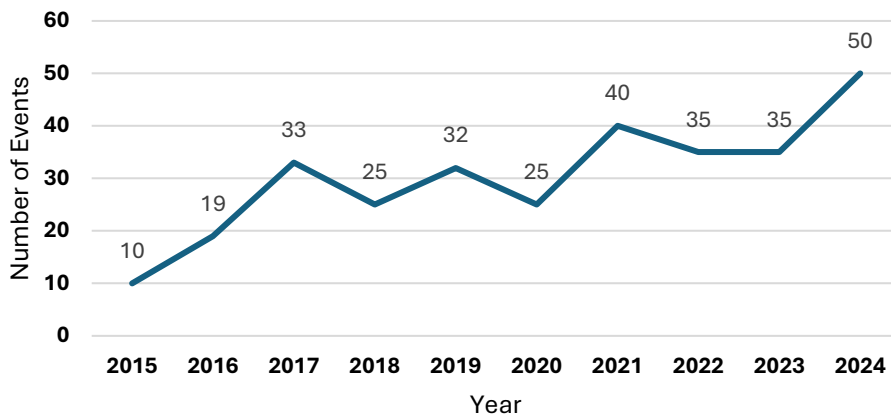
## Weather Events

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According to the National Centers for Environmental Information National Oceanic and Atmospheric Administration (NOAA), between January 1, 2015, and May 31, 2025, Lewis County has experienced 316 storm events. This includes lake-effect snow, thunderstorms, high winds, extreme cold and wind chill, tornadoes and flash floods. \$3.3 million in property damage has been estimated because of these events.

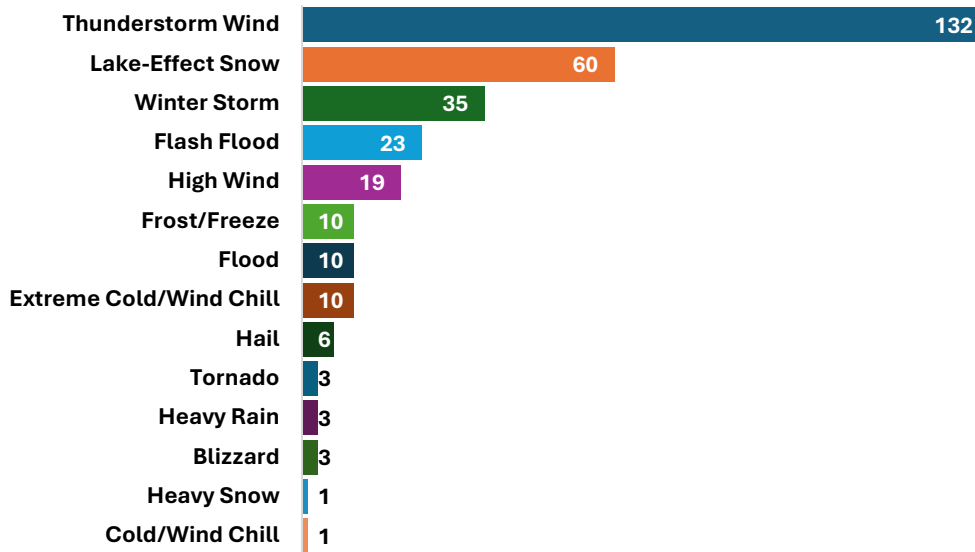
NOAA data also suggests that the frequency of storm events is trending upwards.

### Number of Storm Events in Lewis County, 2015 to 2024



Historically, thunderstorm wind is the most common type of storm (132 reports) followed by lake-effect snow (60). The total number of events by type is shown below.

### Total Number of Storm Events by Type, 2015-2025

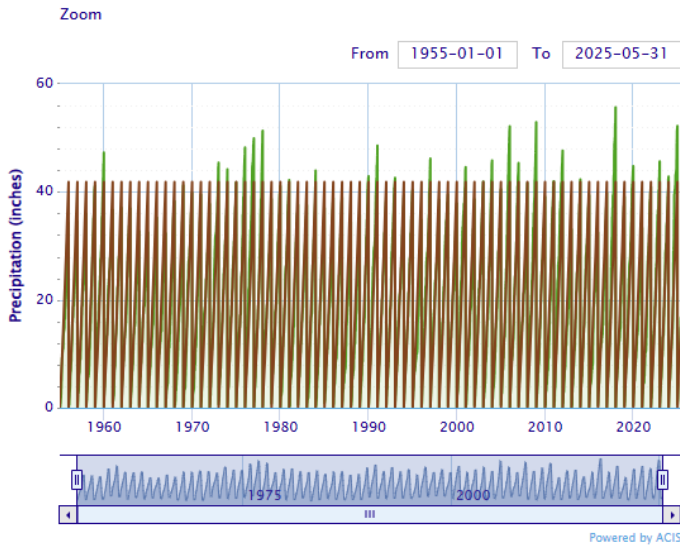


**Precipitation and Snowfall**

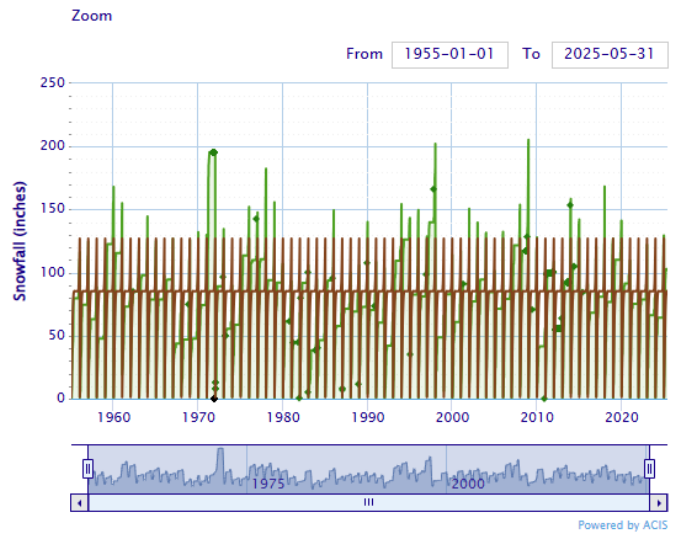
Annual accumulated precipitation and accumulated snowfall has been generally consistent since 2020. When looking at data from 1955, however, there have been more months with above-average precipitation accumulation between 2020 and 2025 years than there have been between 1955 and 2020.

Snowfall has been relatively consistent across the same time with peaks and valleys throughout the data.

Accumulated Precipitation – LOWVILLE, NY



Accumulated Snowfall – LOWVILLE, NY



**Takeaways**

Theme	Issue	Opportunity/Consideration
Lake Management Plans	What kind of sources/funding is there for lake management plans? What is a lake management plan and who pays for those? Can they be for public and private lakes? Most of Greig’s lakes are private.	Consider allocating funds for future lake management plans or updates to existing lake management plans.
Emergency Response Plans	Frequency of storm events in the Town is trending upwards.	The Town, in coordination with the County and surrounding municipalities, should update/prepare emergency response plans.
Stormwater Management	Rainfall is increasing and much of the Town is within a 100-year flood zone.	Stormwater management and water runoff reduction measures should be considered.
How Winter is Changing in the Tug Hill Region, March 2025	Temperature and snowfall events are 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	The Town should explore measures to prepare itself for dynamic snowfall and weather events.

	increases. While Greig is not located within the Tug Hill Region, this paper reports data from nearby weather stations (Lowville and Highmarket).	
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## Fiscal Resources

### Town Budget

#### Taxes and Budgeting

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While the Town does not collect school taxes, these funds are collected by the South Lewis School District.

#### Town Finances

In May 2023, the State Comptroller released an audit report assessing whether the Town of Greig Board had implemented long-term plans and financial policies to manage the Town's finances. The report concluded that the Board had not established long-term financial or capital plans, nor had it adopted fund balance or reserve policies. This lack of planning hinders the Board's ability to address current and future operating and capital needs, including financing future capital improvements or equipment purchases. The audit revealed that 15 of the Town's 27 major highway equipment pieces (56 percent) were beyond their optimal use life, with some showing observable damage. Additionally, the lack of functioning highway equipment prevented the Town from utilizing over \$73,000 in available state aid funding by the end of 2021. The report recommended that the Board develop and adopt long-term financial and capital plans, as well as a written fund balance and reserve policy, to ensure resources are available for timely capital asset replacement.

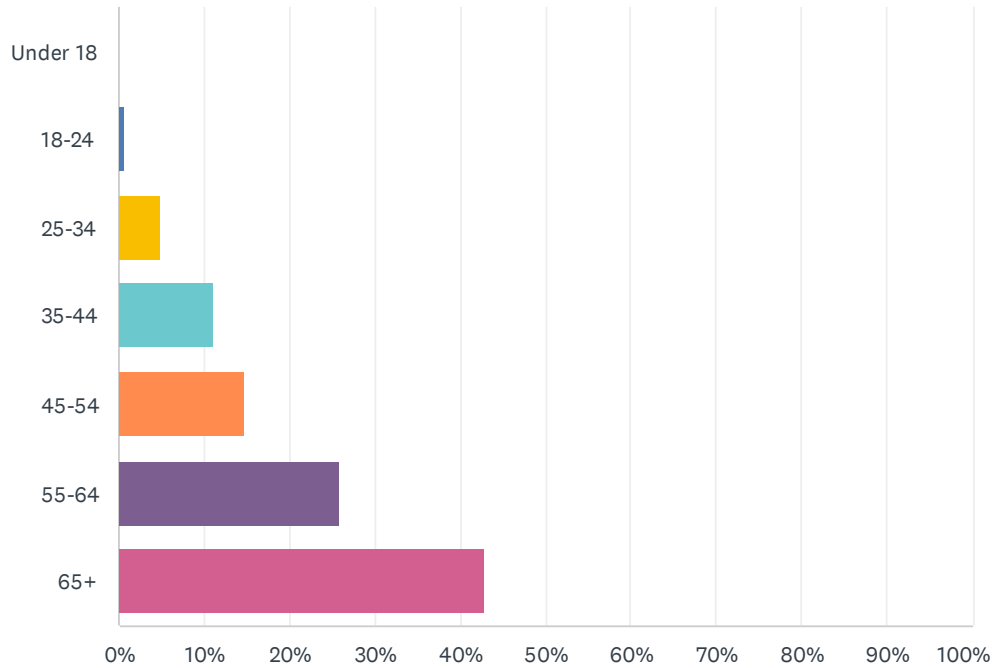
#### Grant History

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The Town Park has benefited from multiple funding sources, including two grants from Iroquois Gas Company totaling \$20,000 for equipment purchases. Additionally, Pratt-Northam provided two grants: one for equipment and another for \$5,000 to install bleachers. The Department of Environmental Conservation awarded a Comprehensive Plan grant of \$58,000, while the Virkler Foundation contributed \$1,500 to purchase an AED. Finally, BridgeNY supported infrastructure improvements with a \$1.55 million grant to replace the Eatonville bridge.

## Q1 What is your age?

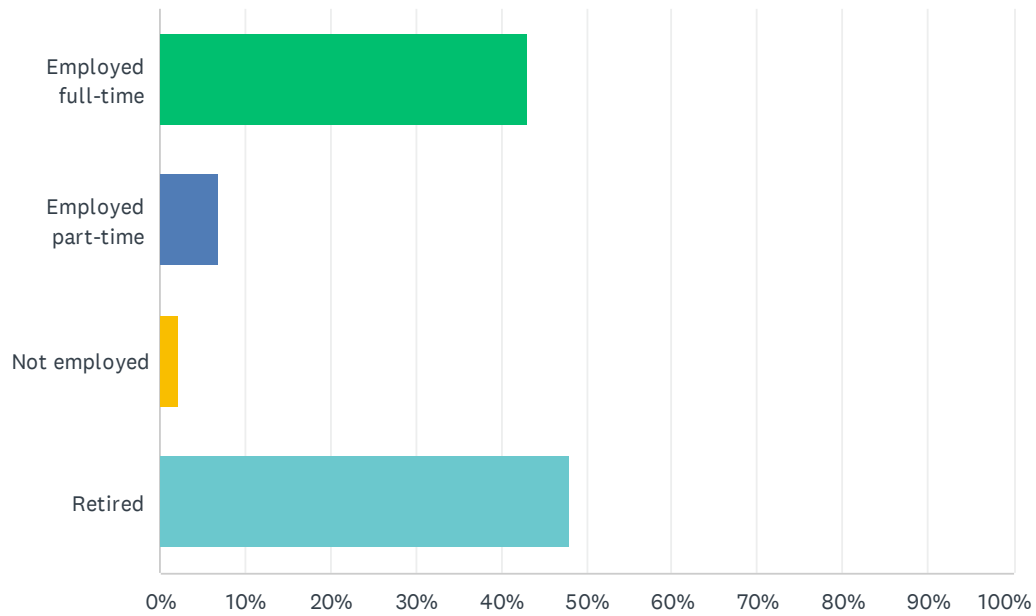
Answered: 291 Skipped: 3



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.69%	2
25-34	4.81%	14
35-44	11.00%	32
45-54	14.78%	43
55-64	25.77%	75
65+	42.96%	125
<b>TOTAL</b>		<b>291</b>

## Q2 Which of the following best describes your employment status?

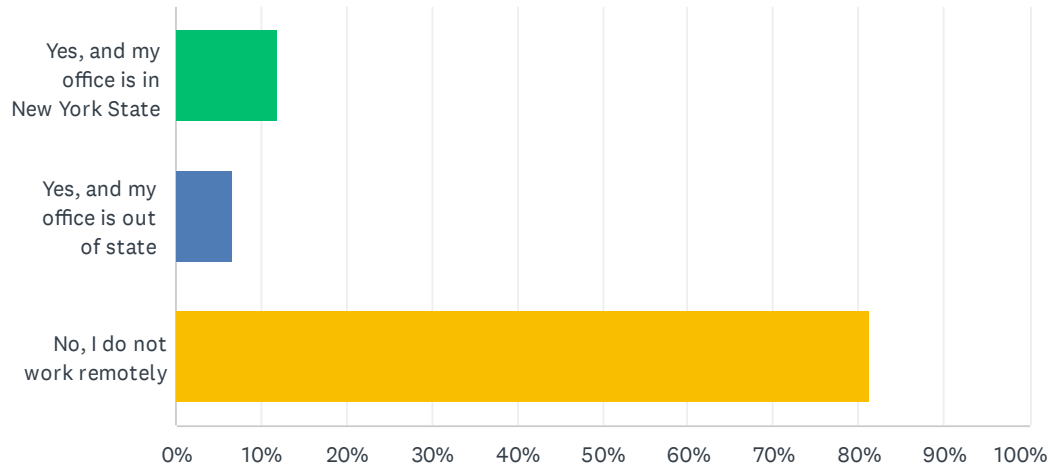
Answered: 292 Skipped: 2



ANSWER CHOICES	RESPONSES	
Employed full-time	43.15%	126
Employed part-time	6.85%	20
Not employed	2.05%	6
Retired	47.95%	140
<b>TOTAL</b>		<b>292</b>

### Q3 Do you work remotely?

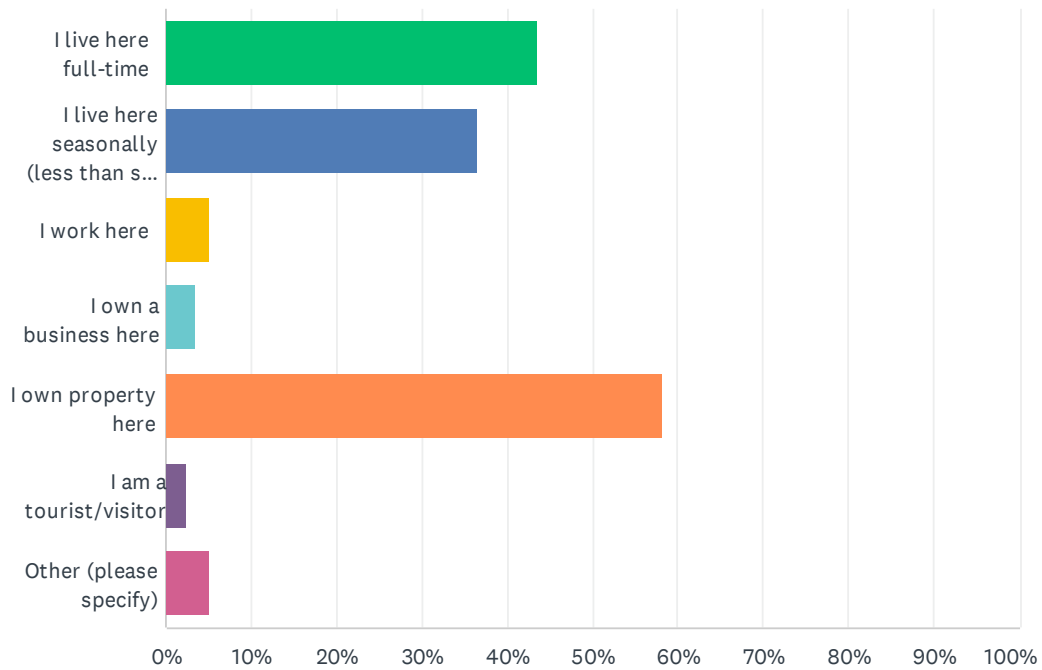
Answered: 225 Skipped: 69



ANSWER CHOICES	RESPONSES	
Yes, and my office is in New York State	12.00%	27
Yes, and my office is out of state	6.67%	15
No, I do not work remotely	81.33%	183
<b>TOTAL</b>		<b>225</b>

## Q4 What is your relationship to Greig? Check all that apply.

Answered: 290 Skipped: 4



ANSWER CHOICES	RESPONSES	
I live here full-time	43.45%	126
I live here seasonally (less than six months of the year)	36.55%	106
I work here	5.17%	15
I own a business here	3.45%	10
I own property here	58.28%	169
I am a tourist/visitor	2.41%	7
Other (please specify)	5.17%	15
Total Respondents: 290		

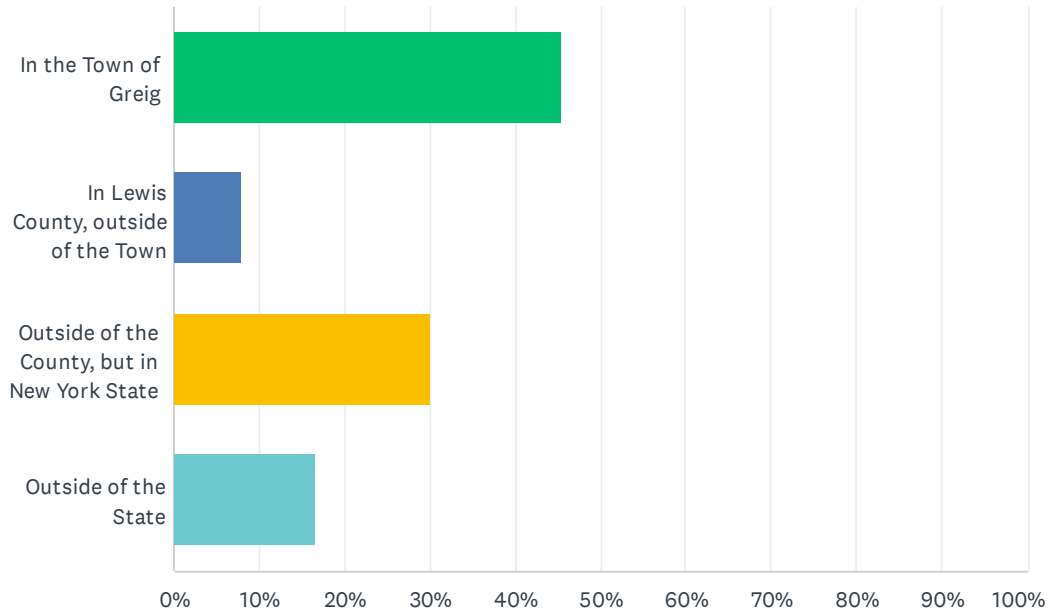
#	OTHER (PLEASE SPECIFY)	DATE
1	My brother owns a business here that I volunteer at and I used to work at the Greig store	10/8/2025 12:34 PM
2	Live here seasonally in the summer and holiday season. Usually more than 6 months.	10/7/2025 11:43 PM
3	i frequent the area	10/7/2025 9:06 PM
4	I spend more than six months but not full time	10/6/2025 3:02 PM
5	I live here seasonally 9 months of the year	8/25/2025 12:40 PM
6	I work here seasonally	8/25/2025 12:14 PM
7	My responses are based on part time residence on Partridgeville Road	8/25/2025 10:52 AM

## Town of Greig Comprehensive Plan - Community Survey

8	I pay taxes on a property to keep it in the family	8/21/2025 1:13 PM
9	Have been up here over 50 years and own 2 places on Brantingham lake.	7/28/2025 4:11 PM
10	Resident & Lake Home/rental	7/22/2025 9:01 AM
11	I spend as much time up there as possible!	6/25/2025 11:53 AM
12	I was raised in Greig and own 2 pieces of property in Greig.	6/20/2025 2:28 PM
13	prior land owner	6/18/2025 9:23 AM
14	Frequently rent cabin near area	6/17/2025 12:36 PM
15	Lewis County resident	6/17/2025 12:19 PM

## Q5 Where is your primary residence?

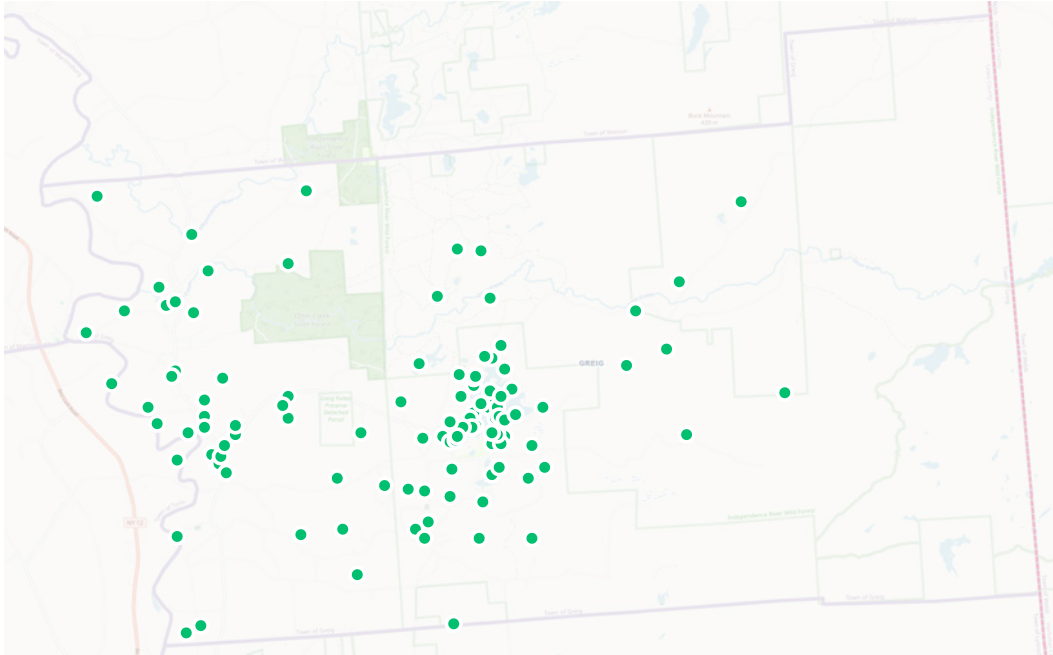
Answered: 290 Skipped: 4



ANSWER CHOICES	RESPONSES	
In the Town of Greig	45.52%	132
In Lewis County, outside of the Town	7.93%	23
Outside of the County, but in New York State	30.00%	87
Outside of the State	16.55%	48
<b>TOTAL</b>		<b>290</b>

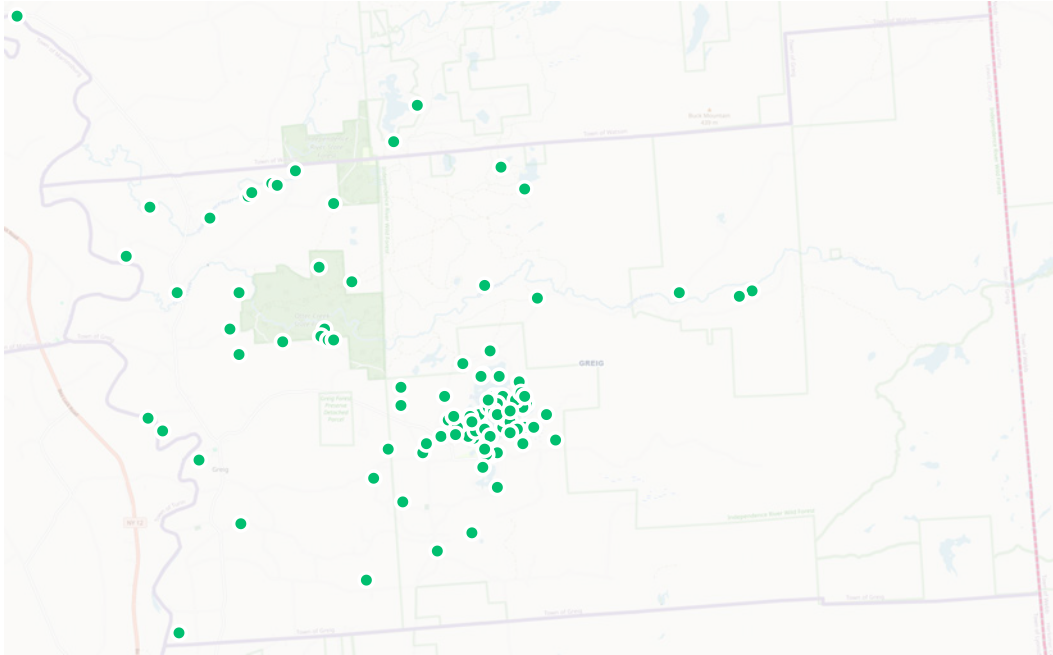
# Q6 Full-time residents, please indicate where in Greig you live on the map below.

Answered: 111 Skipped: 183



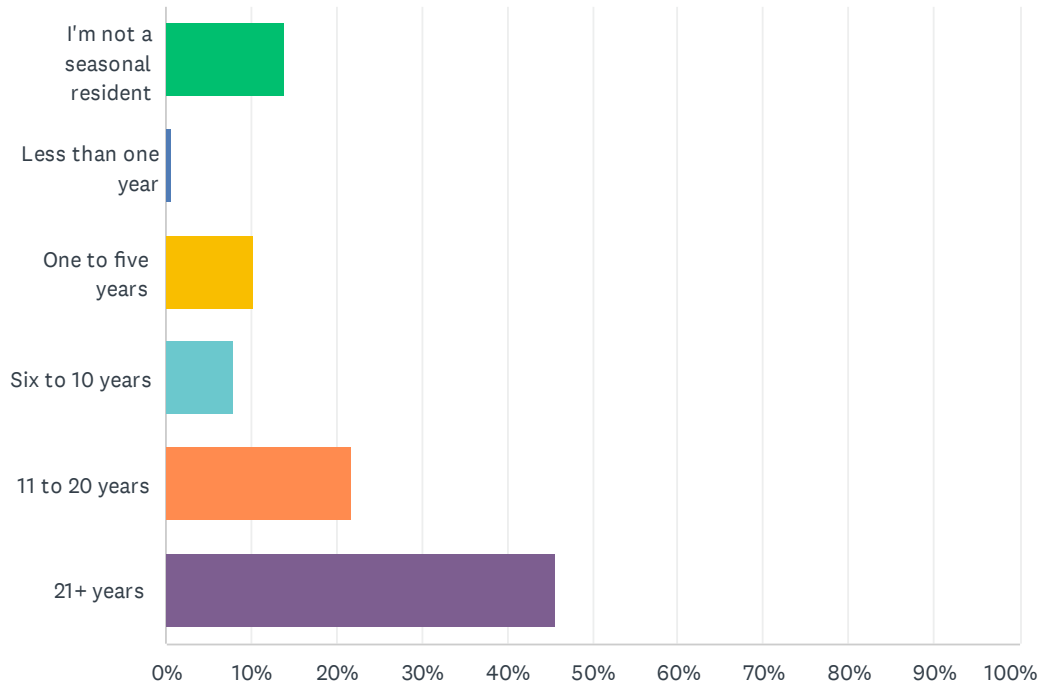
# Q7 If you a property owner in Greig, but do not live here full-time, where is your property located?

Answered: 98 Skipped: 196



## Q8 Seasonal residents, how long have you been coming to Greig?

Answered: 138 Skipped: 156



ANSWER CHOICES	RESPONSES	
I'm not a seasonal resident	13.77%	19
Less than one year	0.72%	1
One to five years	10.14%	14
Six to 10 years	7.97%	11
11 to 20 years	21.74%	30
21+ years	45.65%	63
<b>TOTAL</b>		<b>138</b>

## Q9 If you are a seasonal resident, what are your three favorite things about spending time in Greig?

Answered: 119 Skipped: 175

#	RESPONSES	DATE
1	Community, family, nature.	10/14/2025 6:08 PM
2	Boating, snowmobiling and 4whrelig	10/12/2025 3:07 PM
3	1.) Before and after summer (when not crowded on lake) 2.) Outdoors/nature 3.) Having my kids develop memories as I did as a child	10/11/2025 5:42 PM
4	Boating, snowmobile trail access & the quietness	10/9/2025 8:12 AM
5	Nature, trails, quiet	10/9/2025 5:05 AM
6	Nature, hunting and fishing, atv opportunities	10/7/2025 2:31 PM
7	Boating, snowmobiling, four wheeling	10/7/2025 12:48 PM
8	35 years	10/6/2025 3:04 PM
9	Spending time outdoors (on lake and off the lake), arts council events, dining establishments	10/6/2025 9:31 AM
10	Peace. Clean water. Wonderful people.	10/5/2025 7:59 PM
11	Atv/utv Snowmobile ATTEMPT to use the lake	10/5/2025 6:35 PM
12	The people The atv trails The lake	10/5/2025 4:54 PM
13	My home in the woods along the Independence River Mix of farmland and forest	8/25/2025 1:26 PM
14	1.Boat 2.Hike, snowshoe, xc ski 3.4-Wheel	8/25/2025 12:59 PM
15	Enjoying peace and quiet Lake activities Golf	8/25/2025 12:50 PM
16	Fall, Spring, Winter	8/25/2025 12:40 PM
17	Living on the lake (Brantingham) Golf at Brantingham Golf Course Visiting with Neighbors	8/25/2025 12:32 PM
18	Winter activities-ex. snowmobiling, ice fishing Summer activities- swimming, golf	8/25/2025 12:15 PM
19	Outdoor activities Charming "feel" of the area, except for holiday weekends Beauty	8/25/2025 10:52 AM
20	clean lakes community quiet	8/25/2025 10:33 AM
21	Small town atmosphere Pleasant Roads easy to find	8/25/2025 10:11 AM
22	Remoteness Quaint	8/24/2025 7:16 PM
23	Rural, quiet, friendly	8/24/2025 6:55 PM
24	The peacefulness, restaurants and owners, snowmobiling	8/24/2025 6:42 PM
25	Fishing/Swimming Hiking Camp Fires	8/24/2025 6:33 PM
26	relax, enjoy walking, having family	8/24/2025 6:24 PM
27	fishing fall colors bike riding	8/24/2025 5:44 PM
28	Horseback Riding Trails ATV trails Ability to ride to restaurants	8/24/2025 2:35 PM
29	nature and environment ATV trails restaurants	8/24/2025 1:01 PM
30	Singing Water Park Childhood home (Patterson Farm) Going to Adirondacks- Old Forge, Blue Mt. Lake, etc	8/24/2025 12:45 PM

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31	Otter Creek Trail System (horse riding) Nature/Hunting Rural, but close enough to stores things need	8/24/2025 12:15 PM
32	Exploring the area's history, botany, wildlife Finding ways to protect and promote habitat Enjoying the people and businesses	8/24/2025 11:43 AM
33	Outdoors Fishing, etc People-friends	8/24/2025 11:36 AM
34	Kayaking, conservative, Outdoor activities available	8/23/2025 10:39 PM
35	Friends and Family Being on the water, the peacefulness (usually) Nostalgia having grown up in Lewis County	8/23/2025 10:02 PM
36	Otter Creek Horse Trails Adirondack Park/Hiking People (locals) are friendly	8/23/2025 9:42 PM
37	ATVing Snowmobiling	8/23/2025 9:30 PM
38	Peaceful and tranquil Mountain enjoyment Snowmobiling and Quading	8/23/2025 9:27 PM
39	Peaceful and Tranquil Mountain Enjoyment Snowmobiling and quading	8/23/2025 9:21 PM
40	Golf, hunting, 4 wheeling	8/23/2025 9:14 PM
41	Spending time on the lakes Walking/hiking We use the cottage occasionally during the winter and enjoy skating & playing hockey on Pleasant Lake	8/23/2025 8:18 PM
42	Lake, boating, fishing	8/23/2025 7:03 PM
43	Enjoy, peace & quiet in the summer; Campfires, snowmobiling	8/23/2025 6:39 PM
44	Quietness of off season vehicles, Wildlife, Nature trails for hiking	8/23/2025 6:24 PM
45	Quiet-rural Cost of Living Wildlife	8/23/2025 6:18 PM
46	Variety of outdoor events, Beauty and peace and quiet of being on the lake of Pines, Great restaurants	8/23/2025 6:03 PM
47	Snowmobiling, quiet- no lose Dogs Around Barking, Hunting	8/23/2025 5:55 PM
48	Dining out Horse Riding	8/23/2025 5:48 PM
49	Nature, four wheeling, kayaking and boating	8/23/2025 5:14 PM
50	Rural character, open space	8/23/2025 4:04 PM
51	Solitude and quiet Surrounded by beauty, nature Friendly neighbors	8/22/2025 11:39 AM
52	Clean Water; Friendly Neighbors; Wildlife to view	8/22/2025 11:31 AM
53	Peace & Quiet; Fall; Fishing	8/22/2025 11:23 AM
54	Snowmobile, hiking, family get-away	8/21/2025 2:20 PM
55	Horse trails	8/21/2025 2:13 PM
56	Close to Lowville, People, Beauty	8/21/2025 2:04 PM
57	People, nature	8/21/2025 1:56 PM
58	Natural beauty; ADK Playground; Fun	8/21/2025 1:35 PM
59	snowmobiling	8/21/2025 12:26 PM
60	Kayaking, snowshoeing, hiking, dining, driving around	8/21/2025 10:23 AM
61	Beautiful lake to enjoy, golfing, hiking	8/21/2025 9:55 AM
62	Horseback riding, S x S riding, hiking	8/14/2025 10:40 AM
63	Being in the Adirondacks Park, close to nature, and away from crowds and motorized vechicles. Unfortunately given trends, more regulations are need to preserve the natural beauty of the area.	8/6/2025 2:16 PM
64	Climate Proximity to Adirondacks Snowmobiling	7/31/2025 11:47 AM

## Town of Greig Comprehensive Plan - Community Survey

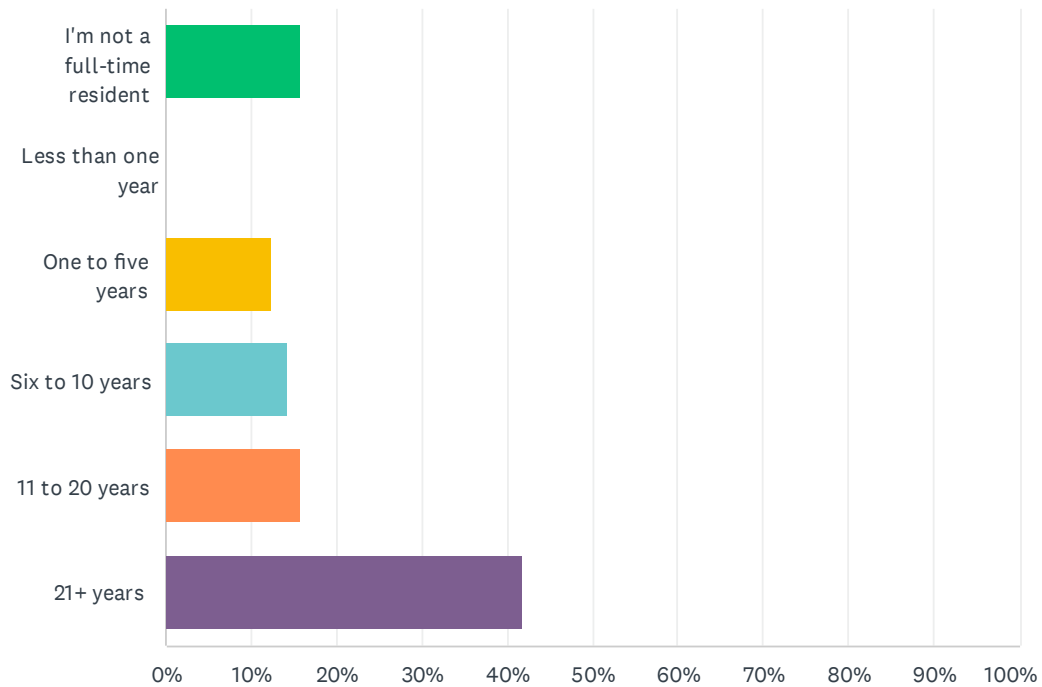
65	1. Spending time at our family cottage on Brantingham Lake, as we are 3rd generation descendants of the original owner. 2. Fish fry at the Pine Tree Tavern! 3. July art & craft fair	7/31/2025 11:43 AM
66	- How welcoming everyone who lives there full time is -Access to nature (specifically snowmobile trails) -Great casual dinning	7/31/2025 11:12 AM
67	Beautiful scenery, seclusion, nature, independence river on my property, relaxation	7/30/2025 9:04 PM
68	Brantingham Lake, being outdoors, quiet/peacefulness of the surroundings	7/29/2025 1:40 PM
69	the lake, the golf course, hiking trails	7/28/2025 7:51 PM
70	The lake, friends and family, hunting, riding atv and dirt bike	7/28/2025 4:15 PM
71	Lake, golf, family	7/27/2025 12:24 PM
72	Proximity to the adirondacks, parks, atv trails	7/25/2025 9:28 PM
73	outdoor activities and preservation of the environment low population density family and friends	7/25/2025 6:39 PM
74	Lake activities, ATVing, hiking	7/25/2025 3:10 PM
75	beautiful surroundings, access to lake	7/23/2025 6:45 PM
76	Snow, Cold, snowmobiling	7/22/2025 8:35 AM
77	Brantingham Lake and all of the surroundings places, restaurants, golf course etc	7/22/2025 8:04 AM
78	ATV/Snowmobiling Quite nature of Brantingham Restaurants are conveniently close by.	7/19/2025 1:05 PM
79	my property, close to state parks for recreational purposes, the seasons	7/15/2025 3:37 PM
80	Brantingham lake, loons, friends	7/14/2025 11:02 AM
81	Swimming; golf; boating	7/13/2025 10:52 AM
82	Brantingham Lake Local markets (Farmers, Millers, etc) Very kind people!	7/13/2025 9:36 AM
83	Relaxing, recreational, Adirondack fun	7/11/2025 6:14 PM
84	Rural Safe Greenery	7/11/2025 3:42 PM
85	Boating on Brantingham, snowmobiling, BCA concerts	7/10/2025 1:45 PM
86	UTV Snowmobile Explore	7/9/2025 8:37 PM
87	Peacefulness, ATV trails, canoe/kayak.	7/9/2025 5:06 PM
88	ATV/UTV/ SNOWMOBILE TRAILS	7/9/2025 11:14 AM
89	Golf, swimming	7/9/2025 9:13 AM
90	Peacefulness, ruralness yet access to many amenities such as stores and services	7/9/2025 8:40 AM
91	Community Nature Feeling of belonging	7/8/2025 9:09 AM
92	Camping, Proximity to restaurants and shopping, Brantingham Lake	7/7/2025 11:56 AM
93	Access to trails, quiet time, friendly residents	7/5/2025 9:58 AM
94	Privacy Small town charm Quality of life	7/2/2025 2:52 PM
95	Trails (Horse, Snowmobile, ATV) The environment Family gathering at our camp	7/2/2025 11:35 AM
96	Access to nature, slower pace of life, community	7/1/2025 8:24 PM
97	Golf Brantingham lake bars	6/30/2025 6:26 PM
98	Canoeing, relaxing, hiking	6/30/2025 10:56 AM
99	Boating on Brantingham Lake Golf (Brantingham & Turin) As a central point to visit other nearby areas — e.g., Sackets Harbor	6/30/2025 10:42 AM
100	Fishing, hiking	6/28/2025 12:28 PM
101	The quiet and how peaceful and pretty.	6/28/2025 9:18 AM

## Town of Greig Comprehensive Plan - Community Survey

102	The trees, the freedom, the people	6/27/2025 4:09 PM
103	Rural nature, fishing, access to hiking	6/26/2025 3:36 PM
104	The Lake The Outdoors ATV	6/25/2025 9:17 PM
105	Ability to spend time with family, community feeling and having a place to relax	6/25/2025 6:41 PM
106	Trail riding, restaurants, peacefulness	6/25/2025 3:46 PM
107	Rural atmosphere, winter sports, all 4 seasons	6/25/2025 12:39 PM
108	Brantingham Lake	6/25/2025 9:54 AM
109	Low noise level, open space and forests, low level of traffic	6/25/2025 9:26 AM
110	The lakes, quiet, hiking	6/25/2025 8:27 AM
111	Snowmobiling Side by side riding Relaxation	6/24/2025 7:27 PM
112	1. not too busy like other Adirondack towns 2. great people willing to help out and work hard, 3. the lake!!!	6/23/2025 11:49 PM
113	Time with family. Snowmobiling. Enjoying outdoors.	6/23/2025 5:18 PM
114	Long point, trails, pinetree	6/19/2025 11:34 AM
115	Nature, space, easy access to the outdoors	6/18/2025 5:06 PM
116	The people, quiet and remote	6/18/2025 5:04 AM
117	Atv, snowmobiling , fishing	6/17/2025 8:23 PM
118	Brantingham Lake	6/17/2025 2:34 PM
119	1. surrounded by forest. 2. recreational opportunities 3. community	6/17/2025 12:02 PM

## Q10 Full-time residents, how long have you lived in Greig?

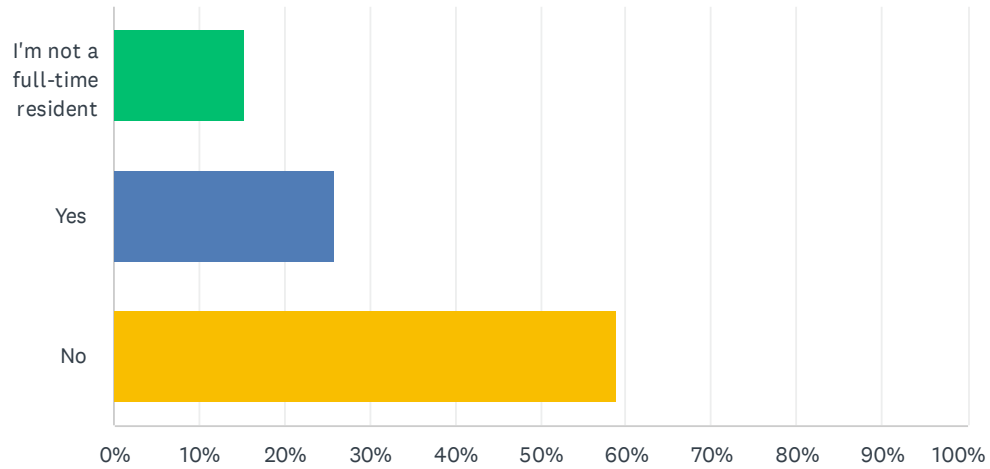
Answered: 153 Skipped: 141



ANSWER CHOICES	RESPONSES	
I'm not a full-time resident	15.69%	24
Less than one year	0.00%	0
One to five years	12.42%	19
Six to 10 years	14.38%	22
11 to 20 years	15.69%	24
21+ years	41.83%	64
<b>TOTAL</b>		<b>153</b>

## Q11 Full-time residents, did you previously live in Greig on a seasonal basis?

Answered: 136 Skipped: 158



ANSWER CHOICES	RESPONSES	
I'm not a full-time resident	15.44%	21
Yes	25.74%	35
No	58.82%	80
<b>TOTAL</b>		<b>136</b>

## Q12 If you are a full-time resident, what are your favorite three things about living here?

Answered: 107 Skipped: 187

#	RESPONSES	DATE
1	Peaceful friendly welcoming	10/19/2025 5:41 PM
2	Singing Waters is my favorite place to take my kids swimming, the neighbors are friendly, its quiet, never any trouble, peaceful, a good place to raise kids.	10/17/2025 9:18 PM
3	The forests, the wildlife, the few number of people	10/14/2025 11:06 AM
4	Snowmobiling UTV riding Fishing	10/14/2025 12:52 AM
5	Quiet, clean and friendly	10/10/2025 8:45 PM
6	ATV- golf- boating	10/9/2025 5:26 PM
7	The lakes, wooded area, sparse population	10/7/2025 6:19 PM
8	Nature, tourism, community	10/7/2025 5:27 PM
9	Safety Sense of community Great schools	10/7/2025 4:01 PM
10	Nature, seclusion, small community	10/7/2025 1:23 PM
11	Nature, community, safety	10/7/2025 12:42 PM
12	Lake, Brantingham community, outdoor activities	10/7/2025 2:21 AM
13	Quiet, peacefull, all mine	10/6/2025 4:42 PM
14	Country	10/6/2025 9:41 AM
15	Proximity to work Availability to local attractions Remoteness	10/6/2025 9:39 AM
16	Location	10/6/2025 9:31 AM
17	Homestead	10/6/2025 6:53 AM
18	Country setting	10/5/2025 2:13 PM
19	It was the peacefulness until the campground was put in.	10/5/2025 8:12 AM
20	The outdoors, hikes, cross country skiing, kayaking, boating , golfing, snow mobiling, biking and raising a family	9/24/2025 1:19 PM
21	Good Town Gang Helpful folks from: Greig area	8/25/2025 1:31 PM
22	Quiet ??? (maybe summer?) Good neighbors	8/25/2025 1:10 PM
23	Clean Lake Winter Solitude Sense of Community	8/25/2025 12:23 PM
24	The people- my family, peace & quiet	8/25/2025 10:42 AM
25	Fresh air Quiet Wildlife/fauna	8/24/2025 7:40 PM
26	It sure as hell is not the snow sleds, 4 wheelers, and motor bikes in the village speeding and for no reason to be going through town. No store and no bars.	8/24/2025 7:31 PM
27	New Town Supervisor Privacy Trail System	8/24/2025 7:23 PM
28	I like the community I like the people Like the lake and areas & ability to do things together	8/24/2025 7:05 PM
29	Weather (summer) Activities Easy to get around	8/24/2025 6:03 PM
30	Fall leaves Summer Spring	8/24/2025 5:55 PM

## Town of Greig Comprehensive Plan - Community Survey

31	quiet, rural, friendly	8/24/2025 5:45 PM
32	Weather People Activities	8/24/2025 2:28 PM
33	Rural Beauty Year Round Activities	8/24/2025 2:15 PM
34	Quiet Clean Air Low commercialism	8/24/2025 1:50 PM
35	Air Quality Snowmobile Trails Horse Trails	8/24/2025 1:23 PM
36	Fields & Forests Rivers, Creeks, Streams Low Population & Friendly Neighbors	8/24/2025 1:09 PM
37	4 Seasons, somewhat remote	8/24/2025 12:38 PM
38	Being on the lake Friendly neighbors	8/24/2025 12:31 PM
39	Quiet Wildlife	8/24/2025 12:23 PM
40	Visit from family and friends Golf, kayaking & physical activities Relaxing Times	8/24/2025 12:02 PM
41	Family, friends, community Nature Safeness	8/24/2025 11:50 AM
42	The beautiful Land Some good people Fair Land Tax	8/23/2025 10:49 PM
43	The small town feeling The quietness of the country Friendly neighbors and safe communities	8/23/2025 10:20 PM
44	Lake, people, Adventure from this point to anywhere in NY	8/23/2025 10:09 PM
45	Quiet, Outdoor activities, road maintenance	8/23/2025 9:06 PM
46	I've enjoyed the park I've returned to by birthplace It's convenient to vote	8/23/2025 7:56 PM
47	Good friends, Safe environment, clean air and clean water in Lake	8/23/2025 7:42 PM
48	A beautiful, quiet area most of the time Peaceful Nice neighbors & friendly & helpful when needed	8/23/2025 7:09 PM
49	Raised and grew up here year round. Quiet (mostly) safe/low crime Friendly atmosphere	8/23/2025 6:31 PM
50	ATV/Snowmobile recreation; rural area	8/23/2025 5:35 PM
51	Been here every year since I was born and my grandfather built the original part of out building for \$500. Lived full time here after retirement.	8/23/2025 5:26 PM
52	Nature, Lake, Outdoor Activities	8/23/2025 5:06 PM
53	Summer on lake, winter on sled, good neighbors	8/23/2025 4:59 PM
54	access to recreation, people are friendly, great restaurants	8/23/2025 4:51 PM
55	Access to trails and outdoor activities, beautiful area, people and restaurants	8/23/2025 4:20 PM
56	Forests and lakes, small town, friendly people	8/23/2025 4:10 PM
57	Access to restaurants and friends	8/23/2025 3:52 PM
58	Nice, small, peacefull	8/21/2025 3:16 PM
59	Distance to work, Woods/conserved land, Access to current restaurants and recreational trails.	8/21/2025 3:03 PM
60	Food, Bars, Nature	8/21/2025 2:05 PM
61	friendly, always looking to move forward	8/21/2025 1:48 PM
62	No close neighbors, Private Road, Trees/Wildlife	8/21/2025 1:19 PM
63	Used to be quiet ATV/UTV on Town and County Roads Change complete Town Board	8/21/2025 12:36 PM
64	The lake, Outdoor activities, Sense of Community	7/30/2025 7:16 AM
65	Low crime , no stoplights , and outdoor recreation	7/26/2025 7:02 AM
66	People are very nice in this community. Love the peace and quiet; enjoy the climate and natural environment. Access to the lake, the recreational activities (i.e. power sports, hiking, biking, skiing etc).	7/25/2025 2:13 PM

## Town of Greig Comprehensive Plan - Community Survey

67	The peaceful surroundings, clean lakes for swimming, fishing, and boating. Private, not too commercialized and touristy.	7/23/2025 10:51 AM
68	living the outdoor Adirondack lifestyle snowmobiling ATViing	7/22/2025 7:10 AM
69	The peace and quiet of the neighborhood during the week	7/21/2025 7:49 PM
70	Close to atv and sled trail	7/20/2025 7:30 PM
71	Nature, recreational activities, local activities/eateries	7/18/2025 1:40 PM
72	Location	7/15/2025 10:06 PM
73	Access to all of the walking trails and bodies of water, it is close to work and stores in Lowville	7/7/2025 9:39 AM
74	1) Remote location 2) Fairly safe neighborhood 3) Area of recreation	7/3/2025 11:30 AM
75	The nature around me, the local library, my connection to the area in which I was raised	7/1/2025 2:35 PM
76	Nature, wildlife, community	7/1/2025 2:33 PM
77	Low density housing, county is not woke, living in natural environment	6/30/2025 9:13 PM
78	Lifestyle - fresh, air, beautiful scenery, no traffic, good people.	6/30/2025 8:05 AM
79	Living on the lake, quiet on weekdays and off seasons and family nearby	6/28/2025 4:39 PM
80	1. Wildlife 2. Nature 3. Seclusion	6/27/2025 3:17 PM
81	lakelife, good people, recreation opportunities	6/25/2025 11:08 PM
82	Snowmobiling, ATV riding, and and all outdoor sports!	6/25/2025 11:55 AM
83	Rural setting, no crime, strong sense of community	6/25/2025 7:57 AM
84	beautiful trees/nature, family nearby, friendly, but not too close neighbors in adirondack park	6/25/2025 7:30 AM
85	Summer weather, living on lake at Brantingham , recreational opportunities	6/24/2025 7:35 AM
86	Quiet area, good fishing ,good hunting	6/23/2025 4:55 PM
87	Private road Very QUIET THERE NO NEIGHBORS NEXT TO US FULL TIMERS	6/19/2025 11:22 PM
88	The open spaces The low taxes The recreational activities	6/19/2025 3:08 PM
89	The lake, the forests, limited crowds in the winter	6/18/2025 11:07 PM
90	The location is nice distance from town. Road are maintained well in winter. Park area is kept clean.	6/18/2025 10:07 PM
91	Peacefulness, Brantingham close by, neighbors	6/18/2025 8:50 PM
92	Clean, less drug problems, small tiwn	6/18/2025 8:25 PM
93	recreation bug spray in summer rural community	6/18/2025 9:20 AM
94	it use to be the peace and quiet,but not any more.	6/18/2025 7:34 AM
95	The lakes/water access Being in the country where you can see the stars at night The surrounding towns with small businesses	6/18/2025 1:01 AM
96	Close to my friends. Seasonal cabin in the township ATV access to roads	6/17/2025 11:11 PM
97	Snowmobiling, four wheeling, no neighbors	6/17/2025 9:35 PM
98	Nature. People. Culture	6/17/2025 9:07 PM
99	Family homestead Easy access for recreation Restaurants	6/17/2025 8:56 PM
100	Nature Lake view Clean air	6/17/2025 8:51 PM
101	Wilderness Animals Slower pace	6/17/2025 7:19 PM
102	-in the middle of nowhere but can get grocery essentials/go out to eat -outdoor recreation hub - safe	6/17/2025 7:07 PM

## Town of Greig Comprehensive Plan - Community Survey

103	Fresh air, clean water, community	6/17/2025 6:59 PM
104	Small community.. Knowing your neighbors..	6/17/2025 6:52 PM
105	The lake view, the clean air, safety	6/17/2025 2:04 PM
106	Being in the woods. Not many businesses.. it's been over run by outsiders that have no respect	6/17/2025 12:52 PM
107	The peace and quiet, closeness to nature, good people	6/17/2025 11:56 AM

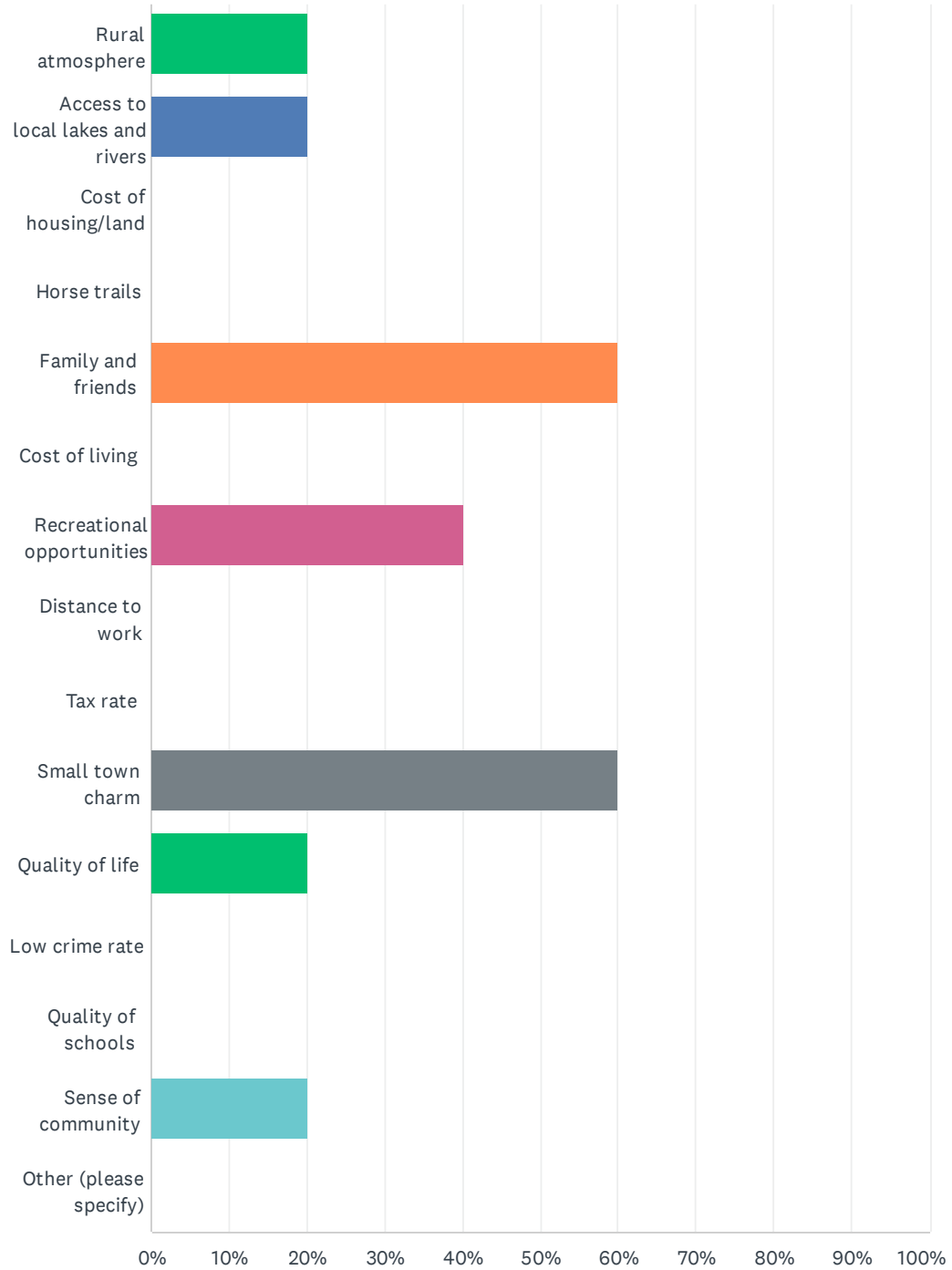
### Q13 If you are a tourist or visitor, what are your three favorite things about visiting here?

Answered: 4 Skipped: 290

#	RESPONSES	DATE
1	The fall foliage, singing waters	10/8/2025 12:36 PM
2	The LAKE ATV TRAILS snowmobile trails	10/7/2025 9:08 PM
3	family, quiet, nature	6/18/2025 9:24 AM
4	ATV riding in the area on Lewis County trail system Enjoying local places to eat Support camp rental places and stay in the area	6/17/2025 12:37 PM

# Q14 What are your reasons for choosing to visit or vacation in Greig? Check all that apply.

Answered: 5 Skipped: 289



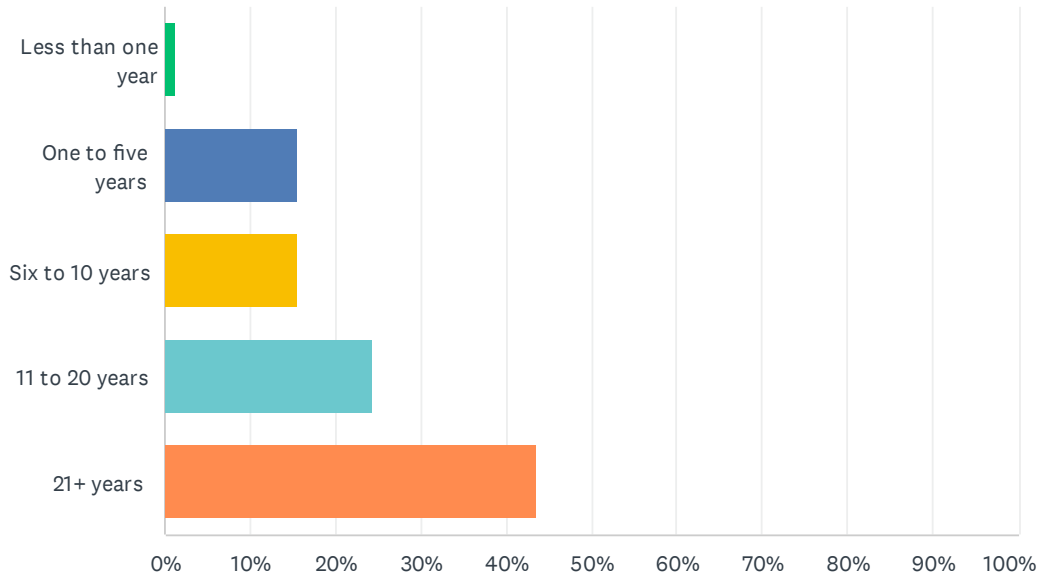
Town of Greig Comprehensive Plan - Community Survey

ANSWER CHOICES	RESPONSES	
Rural atmosphere	20.00%	1
Access to local lakes and rivers	20.00%	1
Cost of housing/land	0.00%	0
Horse trails	0.00%	0
Family and friends	60.00%	3
Cost of living	0.00%	0
Recreational opportunities	40.00%	2
Distance to work	0.00%	0
Tax rate	0.00%	0
Small town charm	60.00%	3
Quality of life	20.00%	1
Low crime rate	0.00%	0
Quality of schools	0.00%	0
Sense of community	20.00%	1
Other (please specify)	0.00%	0
Total Respondents: 5		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

## Q15 How long have you owned property in Greig?

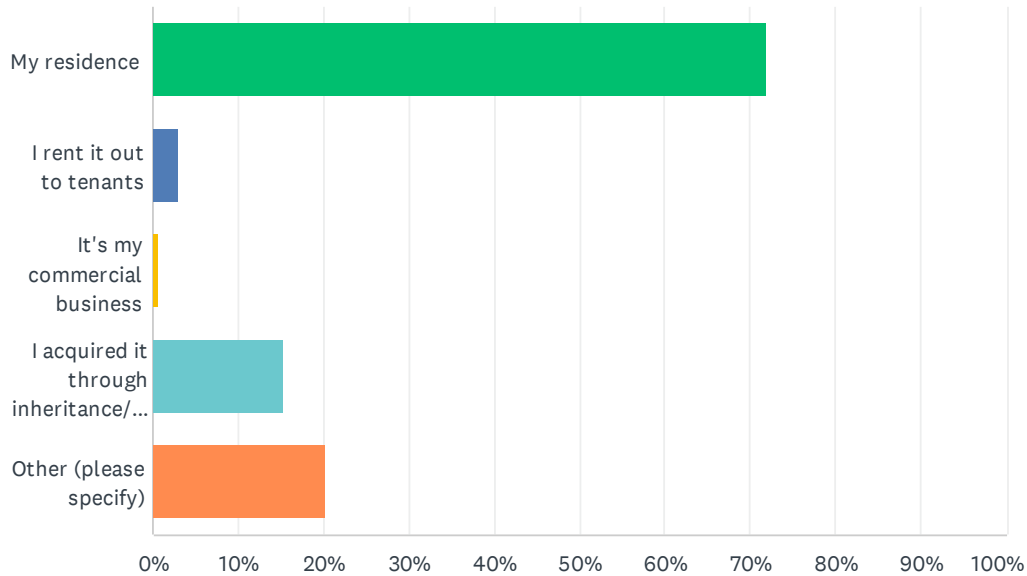
Answered: 251 Skipped: 43



ANSWER CHOICES	RESPONSES	
Less than one year	1.20%	3
One to five years	15.54%	39
Six to 10 years	15.54%	39
11 to 20 years	24.30%	61
21+ years	43.43%	109
<b>TOTAL</b>		<b>251</b>

## Q16 What is the primary use of your property?

Answered: 163 Skipped: 131



ANSWER CHOICES	RESPONSES
My residence	71.78% 117
I rent it out to tenants	3.07% 5
It's my commercial business	0.61% 1
I acquired it through inheritance/family	15.34% 25
Other (please specify)	20.25% 33
Total Respondents: 163	

#	OTHER (PLEASE SPECIFY)	DATE
1	Family time	10/12/2025 3:08 PM
2	Camp	10/9/2025 5:06 AM
3	Vacation home	10/6/2025 8:28 PM
4	Our family lake house	10/5/2025 4:54 PM
5	Enoying summer at the lake with family. We no NOT rent it out.	7/31/2025 11:44 AM
6	Occasional stays in summer/fall	7/30/2025 9:05 PM
7	Camp	7/27/2025 12:24 PM
8	Camping/vacation	7/25/2025 9:28 PM
9	Seasonal use, hosting guests	7/23/2025 6:46 PM
10	lake house	7/22/2025 8:36 AM
11	Vacation getaway	7/17/2025 9:52 AM

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12	family recreational use	7/15/2025 4:25 PM
13	Family summer vacation home	7/13/2025 9:37 AM
14	Recreation	7/9/2025 8:37 PM
15	Family get away	7/9/2025 5:07 PM
16	Recreational/camping	7/9/2025 12:19 PM
17	Eventual primary residence	7/2/2025 2:53 PM
18	Our camp	7/2/2025 11:36 AM
19	Been in family since 1971	6/30/2025 6:26 PM
20	Use for family gatherings and rent infrequently.	6/29/2025 12:32 PM
21	Hunting	6/28/2025 7:34 PM
22	Vacation home	6/26/2025 9:49 PM
23	My second home	6/25/2025 12:39 PM
24	Weekend and vacation use, primarily for ATV, snowmobiling, and Otter Creek Horse Trails	6/25/2025 5:49 AM
25	Vacation home	6/24/2025 7:29 PM
26	Camp	6/24/2025 11:27 AM
27	Camp	6/23/2025 2:03 PM
28	Process of building and developing the land.	6/20/2025 2:31 PM
29	Live on site where my spouse is employed	6/18/2025 1:02 AM
30	Getaway cabin	6/17/2025 11:12 PM
31	Seasonal camp	6/17/2025 8:24 PM
32	Seasonal use	6/17/2025 2:34 PM
33	Lakehouse on Brantingham lake. Owned for 9-10 years and show up a few weeks/weekends each season.	6/17/2025 12:25 PM

## Q17 What three words would you use to describe Greig?

Answered: 228 Skipped: 66

#	RESPONSES	DATE
1	Quiet friendly	10/19/2025 5:42 PM
2	Small, quiet, nature	10/17/2025 9:20 PM
3	Economic disparity. Sorry, that's only two words:)	10/14/2025 6:11 PM
4	Middle of nowhere	10/14/2025 11:09 AM
5	Outrageous taxes	10/14/2025 12:53 AM
6	Quiet, nature, calm	10/12/2025 3:08 PM
7	Quiet, clean and friedly	10/10/2025 8:47 PM
8	Beautiful, quiet , contained	10/9/2025 5:28 PM
9	Peaceful, nostalgic, entertaining	10/9/2025 8:13 AM
10	Nature, lakes, trails	10/9/2025 5:07 AM
11	THE WILD WEST. NO CONTROL OVER RECREATIONAL VEHICLES INCLUDING GOLF CARTS	10/7/2025 9:09 PM
12	Rural, changing, growing	10/7/2025 6:28 PM
13	Rural	10/7/2025 5:45 PM
14	Racist Entitled Mix of lower class and upper class	10/7/2025 4:03 PM
15	Small, stagnant, relaxed	10/7/2025 12:44 PM
16	Outdoor active lifestyle	10/7/2025 7:40 AM
17	Peaceful, beautiful, fun	10/7/2025 2:23 AM
18	Quiet, relaxing, small	10/6/2025 6:10 PM
19	Very nice town	10/6/2025 3:09 PM
20	Getting Over populated, adirondaks peaceful at times.	10/6/2025 9:43 AM
21	Beautiful, Adirondacks, family-friendly	10/6/2025 9:33 AM
22	Quiet, peaceful,	10/6/2025 8:41 AM
23	Dense environment. Perfect balance of recreation and nature peaceful.	10/5/2025 8:02 PM
24	Limited Lake Access	10/5/2025 6:36 PM
25	Beautiful Friendly Safe	10/5/2025 4:56 PM
26	Home, family, remote	10/5/2025 8:13 AM
27	Always something to do	9/24/2025 1:20 PM
28	A place we live	8/25/2025 1:31 PM
29	Next to Lowville Gateway to Independence River and Forest Gateway to Adirondacks	8/25/2025 1:26 PM
30	Small High Taxes Offers Little	8/25/2025 1:10 PM
31	small rural Laid back	8/25/2025 1:00 PM
32	Rural Easy Living Friendly	8/25/2025 12:51 PM

Town of Greig Comprehensive Plan - Community Survey

33	small, home	8/25/2025 12:41 PM
34	Quiet Rural Caring	8/25/2025 12:32 PM
35	rural friendly	8/25/2025 12:24 PM
36	(crossed out Greig and wrote Brantingham)- relaxing, friendly	8/25/2025 12:16 PM
37	Brantingham Lake 4 Wheeler trailer/Eatonsville Falls Snowmobiling Scenic (?) Friendly Relaxing	8/25/2025 11:28 AM
38	Quaint Friendly Generous	8/25/2025 10:53 AM
39	A great place to raise children Also a great place to retire	8/25/2025 10:43 AM
40	Natural Affordable Quiet	8/25/2025 10:34 AM
41	summer, spring, fall nature hiking Lake Woods Family reunions	8/25/2025 10:24 AM
42	small town atmosphere Pleasant Roads easy to find	8/25/2025 10:12 AM
43	Rural Laid Back Beautiful	8/24/2025 7:41 PM
44	Going to hell	8/24/2025 7:32 PM
45	Rural Friendly Excellent Highway Dept	8/24/2025 7:24 PM
46	Remoteness Quaint	8/24/2025 7:16 PM
47	Nice place	8/24/2025 7:06 PM
48	Peaceful Relaxing "Adirondack Forested" Beauty	8/24/2025 6:34 PM
49	Lack of curb appeal Limited facilities for visitors Nice Library	8/24/2025 6:24 PM
50	Peaceful	8/24/2025 6:16 PM
51	Quiet (somewhat) Recreational Paradise Friendly	8/24/2025 6:05 PM
52	Peaceful Quiet most of the time Friendly	8/24/2025 5:56 PM
53	friendly, rural, hiking trails	8/24/2025 5:46 PM
54	We love it here!	8/24/2025 2:36 PM
55	quiet Mostly clean Mostly tidy	8/24/2025 2:29 PM
56	Rural	8/24/2025 2:15 PM
57	Scenic Rural Conservative	8/24/2025 1:51 PM
58	Golf Boating Small friendly community	8/24/2025 1:42 PM
59	Friends Golf Lake	8/24/2025 1:33 PM
60	Small, Spacious, appealing	8/24/2025 1:10 PM
61	safe	8/24/2025 1:02 PM
62	Being on water Quiet Wildlife	8/24/2025 12:56 PM
63	Quiet, Friendly, Home (childhood)	8/24/2025 12:45 PM
64	small, remote, friendly	8/24/2025 12:39 PM
65	Don't live in the Town	8/24/2025 12:32 PM
66	Quiet Small Rural	8/24/2025 12:16 PM
67	Friends & Family	8/24/2025 12:08 PM
68	Relaxing Promising	8/24/2025 12:03 PM
69	unremarkable Improve main Road Divided between Lake and Town	8/24/2025 11:52 AM
70	Wild, uncrowded, remote	8/24/2025 11:37 AM

Town of Greig Comprehensive Plan - Community Survey

71	Beautiful Affordable Friendly	8/23/2025 10:50 PM
72	Quiet, conservative, outdoor activities available	8/23/2025 10:40 PM
73	Loud Dusty Buggy	8/23/2025 10:32 PM
74	Hometown, Country, Friendly	8/23/2025 10:21 PM
75	Responsible (currently) Friendly Growing	8/23/2025 10:09 PM
76	Small Town Generally Quiet The people	8/23/2025 10:03 PM
77	Brantingham Otter Creek Wild Forests	8/23/2025 9:56 PM
78	Tranquil Picturesque Community	8/23/2025 9:47 PM
79	An outdoor sportsman's paradise The edge of the Adirondack Park Perfect Getaway	8/23/2025 9:32 PM
80	quaint welcoming rusting	8/23/2025 9:28 PM
81	quaint welcoming rustic	8/23/2025 9:21 PM
82	rural, friendly, remote	8/23/2025 9:15 PM
83	nice, quiet, but separated	8/23/2025 9:07 PM
84	Peaceful Beautiful Friendly	8/23/2025 8:19 PM
85	It feels like home	8/23/2025 7:56 PM
86	diverse, recreational extremes	8/23/2025 7:43 PM
87	Calm and peaceful atmosphere Friendly neighbors Fun activities for all ages	8/23/2025 7:20 PM
88	Friendly, helpful, answers your questions	8/23/2025 7:10 PM
89	fun, relaxing, over taxed	8/23/2025 6:49 PM
90	Woods, Adirondacks, Hills	8/23/2025 6:40 PM
91	Quiet (mostly) Safe/low crime Friendly atmosphere	8/23/2025 6:32 PM
92	small hamlet, quiet community	8/23/2025 6:25 PM
93	Friendly Non-Commercial Community	8/23/2025 6:19 PM
94	Tranquill Beautiful lakes, gold course and trails Great Restaurants	8/23/2025 6:04 PM
95	nice hunting, nice groomed snow trails, nice people	8/23/2025 5:56 PM
96	Fresh water	8/23/2025 5:48 PM
97	Nice quiet community that should stay that way.	8/23/2025 5:27 PM
98	Peaceful, picturesque, friendly	8/23/2025 5:14 PM
99	Rural, friendly	8/23/2025 4:59 PM
100	friendly, quiet (sometimes), fun	8/23/2025 4:52 PM
101	Good people, mostly quiet, fun	8/23/2025 4:20 PM
102	small community, beautiful scenery, nice place to live	8/23/2025 4:12 PM
103	Rural character, open space	8/23/2025 4:05 PM
104	vivacious, social, fun atmosphere	8/23/2025 3:53 PM
105	low key/laid back quiet friendly	8/22/2025 11:40 AM
106	Friendly; Clean; Peaceful	8/22/2025 11:31 AM
107	Quiet, Friendly	8/22/2025 11:24 AM
108	Nice , small, peacefull	8/21/2025 3:17 PM

Town of Greig Comprehensive Plan - Community Survey

109	Scenic, Peaceful (minus highspeed ATV's), Friendly	8/21/2025 3:03 PM
110	Small Town, Quiet, Mountainous	8/21/2025 2:33 PM
111	Peaceful, our hide-out, secret get-away	8/21/2025 2:21 PM
112	Beautiful, Friendly, Welcoming	8/21/2025 2:05 PM
113	Growing, Nature Based, Friendly	8/21/2025 1:57 PM
114	Friendly, Always looking to move forward	8/21/2025 1:49 PM
115	Woodsy; Love summers here; Full of UTV's/ATV's, snowmobiles	8/21/2025 1:20 PM
116	quaint, rural, unspoiled	8/21/2025 1:15 PM
117	Noisy, over built, mismanaged	8/21/2025 12:37 PM
118	friendly	8/21/2025 12:27 PM
119	The Lake Nature Family Time	8/21/2025 12:13 PM
120	Beautiful	8/21/2025 10:24 AM
121	camp/outdoors/solitude; Coachlight Friends; Snow	8/21/2025 10:09 AM
122	friendly, rural, safe	8/21/2025 9:57 AM
123	Natural Outdoor activities	8/14/2025 10:42 AM
124	Small natural beauty	8/7/2025 5:47 AM
125	Beautiful outdoors area	8/6/2025 2:19 PM
126	Small, quaint town that loves to sock it to the seasonal residents who can't vote on the zoning regulations or budget.	7/31/2025 11:56 AM
127	Unfortunately it's changed	7/31/2025 11:47 AM
128	Welcoming, Rustic,	7/31/2025 11:19 AM
129	Quaint, small-town, nature	7/30/2025 9:07 PM
130	Quaint, Remote, Peaceful	7/30/2025 7:17 AM
131	rustic wooded serene	7/29/2025 12:46 PM
132	quaint, woodsy, friendly	7/28/2025 8:00 PM
133	Friends, fun, family	7/28/2025 4:18 PM
134	Good outdoor recreation	7/27/2025 12:25 PM
135	Peaceful , Beautiful, old school	7/26/2025 7:05 AM
136	Beautiful, quiet, relaxing	7/25/2025 9:31 PM
137	quaint quiet non-commercial	7/25/2025 6:41 PM
138	Small rural hamlet	7/25/2025 3:13 PM
139	Quaint Sense of community Small town vibe	7/25/2025 2:18 PM
140	quiet, beautiful	7/23/2025 6:47 PM
141	Beautiful, peaceful, quiet	7/23/2025 10:54 AM
142	Beautiful, social, to expensive	7/22/2025 9:06 AM
143	Beautiful, quiet, peaceful.	7/22/2025 8:39 AM
144	Casual, Friendly, relaxing	7/22/2025 8:05 AM
145	15 years ago: fun little community Today: OUT OF CONTROL	7/22/2025 7:13 AM
146	Beautiful Scenic friendly	7/21/2025 7:51 PM

Town of Greig Comprehensive Plan - Community Survey

147	Quaint Peaceful Beautiful	7/19/2025 1:06 PM
148	Quaint, beautiful, and peaceful	7/18/2025 1:42 PM
149	Relaxing, quaint small town, very rich in various outdoor activities	7/17/2025 9:54 AM
150	small, spread-out, multi-communities	7/15/2025 4:26 PM
151	Peaceful; beautiful; nature.	7/13/2025 10:54 AM
152	Small town Quaint Beautiful scenery	7/13/2025 9:42 AM
153	Small Clean Social	7/11/2025 6:16 PM
154	Rural Safe	7/11/2025 3:43 PM
155	Active, outdoorsy, remote	7/11/2025 9:09 AM
156	Peaceful, nostalgic, historical	7/9/2025 5:10 PM
157	Peaceful, natural, friendly	7/9/2025 12:20 PM
158	My seasonal home	7/9/2025 11:16 AM
159	Beautiful, rural, quiet	7/9/2025 9:14 AM
160	Peaceful, Hidden gem, accessible	7/9/2025 8:45 AM
161	Beautiful nature escape	7/8/2025 9:11 AM
162	Peaceful, relaxing, nature	7/7/2025 11:59 AM
163	Busy, loud, green.	7/7/2025 9:41 AM
164	Peaceful, rural, natural	7/6/2025 10:24 AM
165	Nice rural area	7/3/2025 11:31 AM
166	Open Friendly Historical	7/2/2025 2:54 PM
167	Inviting Neighborly Serene	7/2/2025 11:42 AM
168	Segregated, rural, off the beaten path	7/1/2025 2:42 PM
169	Rural, isolated, relaxing	7/1/2025 2:35 PM
170	Calm, conservative, uncrowded	6/30/2025 9:16 PM
171	Rural Country Beautiful	6/30/2025 11:00 AM
172	Rural Quiet Low Crime	6/30/2025 10:44 AM
173	Beautiful, quiet, home	6/30/2025 8:11 AM
174	Relaxing Fun	6/29/2025 12:32 PM
175	Rural, unspoiled, beautiful	6/28/2025 7:36 PM
176	Rural, small and opinionated	6/28/2025 4:45 PM
177	Beautiful and peaceful	6/28/2025 12:30 PM
178	Quiet, peaceful, friendly	6/28/2025 9:19 AM
179	Peaceful, fun, welcoming	6/27/2025 4:09 PM
180	1. Loud 2. Busy 3. Fast	6/27/2025 3:20 PM
181	Friendly, Peaceful, nature	6/27/2025 7:04 AM
182	Out of date Quiet Quaint	6/26/2025 9:50 PM
183	Rural, Quiet, Serene	6/26/2025 3:38 PM
184	peaceful, friendly, fun	6/26/2025 8:09 AM

Town of Greig Comprehensive Plan - Community Survey

185	woods peaceful spacious	6/25/2025 11:14 PM
186	Outdoors, Water, Fun	6/25/2025 9:19 PM
187	Relaxing, quiet and changing	6/25/2025 6:44 PM
188	Relaxing, friendly atmosphere, beautiful	6/25/2025 3:49 PM
189	Rural, slow-paced, scenery	6/25/2025 12:43 PM
190	Beautiful, enjoyable, and sometimes restful	6/25/2025 11:57 AM
191	Small, rural, community	6/25/2025 9:57 AM
192	Rural, heavily seasonal, economically depressed	6/25/2025 9:31 AM
193	country, quiet, summer	6/25/2025 8:29 AM
194	Rural, green space, nature	6/25/2025 7:59 AM
195	Quiet, outdoorsy, enjoyable	6/25/2025 5:53 AM
196	Peaceful Friendly Adventurous	6/24/2025 7:31 PM
197	Lakes, trees, friendly	6/24/2025 7:38 AM
198	peaceful beautiful relaxing	6/23/2025 11:50 PM
199	Not like is was.	6/23/2025 5:21 PM
200	Quiet country setting	6/23/2025 4:56 PM
201	Varied, Adirondack quiet	6/23/2025 2:04 PM
202	I just love the quiet little town I was raised in and that I still call home.	6/20/2025 2:33 PM
203	Love peaceful beautiful	6/19/2025 11:23 PM
204	Beautiful, fun, serene	6/19/2025 3:09 PM
205	Wonderful hidden gem	6/19/2025 11:37 AM
206	Quiet, adirondack park	6/18/2025 11:09 PM
207	Loud with atvs up and down the roads, unfair with property rules, lacking (business's)	6/18/2025 10:12 PM
208	Friendly, clean, pleasant	6/18/2025 8:53 PM
209	Beautiful, Quiet, clean	6/18/2025 8:52 PM
210	under utilized for recreational opportunities	6/18/2025 9:27 AM
211	overrun ,speeders ,underserve.	6/18/2025 7:40 AM
212	Peaceful	6/18/2025 5:05 AM
213	Community Neighborly Serene	6/18/2025 1:08 AM
214	ATV friendly	6/17/2025 11:13 PM
215	Large area of geographical diversity	6/17/2025 9:09 PM
216	Quiet somewhat safe neighborhood	6/17/2025 8:59 PM
217	Nothing to do No stores	6/17/2025 8:55 PM
218	Peaceful Relaxing Rustic	6/17/2025 7:24 PM
219	Greig - a drive thru town. There's not much in Greig, other than the library and park. I consider Brantingham, where I live, different. They need to be considered and built upon differently.	6/17/2025 7:10 PM
220	Rural Centrally located Friendly	6/17/2025 7:01 PM
221	Quiet.. Simplistic..	6/17/2025 6:53 PM
222	Peaceful Relaxing Beautiful	6/17/2025 5:17 PM

## Town of Greig Comprehensive Plan - Community Survey

223	Small Quiet No industry	6/17/2025 2:35 PM
224	Cater to outsiders	6/17/2025 12:54 PM
225	Quaint Relaxing Scenic	6/17/2025 12:38 PM
226	Maybe not a fair assessment of Greig, but if Lewis County.... Right, racist and outdoorsy.	6/17/2025 12:32 PM
227	Quaint, likeable, friendly	6/17/2025 12:03 PM
228	Peaceful, getting expensive	6/17/2025 11:58 AM

## Q18 What is one thing you would like to see changed in Greig?

Answered: 209 Skipped: 85

#	RESPONSES	DATE
1	Open the Greig store	10/19/2025 5:42 PM
2	I would love to see the park get updated equipment, and I think it would be great if the community did more events such as holiday events.	10/17/2025 9:20 PM
3	Build more community among the residents.	10/14/2025 6:11 PM
4	Horse trail fees to use. More signage so horse riders don't walk onto private land even when posted. More informed town workers who aren't rude or entitled. Care for the beauty of this area by the town.	10/14/2025 11:09 AM
5	Lower taxes	10/14/2025 12:53 AM
6	Nothing	10/12/2025 3:08 PM
7	A little store for basic groceries.	10/10/2025 8:47 PM
8	no wheelers on North Shore Road for thru traffic. Residents only	10/9/2025 5:28 PM
9	Public beach & boat ramp parking	10/9/2025 8:13 AM
10	Speed limit 15mph for atvs on Van Arnum Rd, limited atv use of the road, re -gravel and maintain road for camp owners	10/9/2025 5:07 AM
11	More business and more things at the park for the kids	10/8/2025 12:36 PM
12	SOME LAW AND ORDER AND A NEW SHERIFF IN 2027	10/7/2025 9:09 PM
13	Change of roads open to atv/utv traffic...roads that don't provide access to a business or to open trail be changed to Local ATV/UTV traffic only. For example there is no point in non local to road traffic going past the golf course towards Steam Mill or Lake House Rd...there is NOWHERE to go but asphalt loop. The same could be said about N Shore Rd. Constant noisy traffic on these " residential " roads...pointless.	10/7/2025 6:28 PM
14	Politics, it's all about who you know. It's a difficult community to be a newcomer. Community leaders are close minded and not open to change. They can be very judgmental if you're not part of their little group. Services are limited and public spaces are non existent. There should be a public beach on Brantingham lake for all town of Greig residents to enjoy. There's a need for more to do than snowmobiling. That's a tourist attraction that's just not making ends meet. More winter activities like skiing, snowshoeing, family oriented. Farmers market would be nice, community field days, fireworks from the the town park. Utilize the town hall for activities for the community in the winter, card nights, bingo, something to bring people together.	10/7/2025 5:45 PM
15	Less vrob rentals Dye test for lake properties	10/7/2025 4:03 PM
16	Too busy...a lot of inconsiderate people	10/7/2025 2:33 PM
17	Certain areas need serious attention because they're getting very run down	10/7/2025 12:44 PM
18	more structure around the influx of ATV riders	10/7/2025 7:40 AM
19	It would be nice if there were more bicycle trails	10/7/2025 2:23 AM
20	Helmets on utv's noone wears them	10/6/2025 6:10 PM
21	Better access to Brantingham lake for those of us that don't own on the lake! The taxes I pay are for Grieg, just like the lake land owners!	10/6/2025 3:09 PM
22	Make lake more accessible to residents Parking at boat launch etc,	10/6/2025 9:43 AM
23	More availability to local produce	10/6/2025 9:40 AM

## Town of Greig Comprehensive Plan - Community Survey

24	Out of towners buying up property less ATVs on main roads	10/6/2025 9:33 AM
25	Some modernization to the center of Brantingham (signs, roads)	10/6/2025 9:33 AM
26	Nothing	10/6/2025 8:41 AM
27	Clean up town ( junk around houses and not mowing lawns)	10/6/2025 6:55 AM
28	Not a change but to continue to maintain a balance of recreation with motor vehicles atv and some degree of peacefulness. The business aspect is critical but the impact on the environment and residential areas can be troublesome. Paths for both is the goal.	10/5/2025 8:02 PM
29	Public Lake Access for Residents of Greig	10/5/2025 6:36 PM
30	Post office	10/5/2025 4:56 PM
31	It's getting busy. It used to be much less quiet and a place of peacefulness.	10/5/2025 8:13 AM
32	Limits on Atv UTV traffic	9/24/2025 1:20 PM
33	highway traffic & speeding in residential areas!	8/25/2025 1:31 PM
34	More involvement for all (anything)	8/25/2025 1:10 PM
35	More careful plowing in the winter to not hit trees, power poles-SLOWER	8/25/2025 1:00 PM
36	A post office locally	8/25/2025 12:51 PM
37	OVER POPULATION	8/25/2025 12:41 PM
38	lower taxes	8/25/2025 12:24 PM
39	(crossed out Greig and wrote Brantingham) Limits on rentals on the lake	8/25/2025 12:16 PM
40	Limit tree removal for building site (aliniimize ??)	8/25/2025 11:28 AM
41	LOUD exhaust on ATV & Sleds& Dirt Bikes. Hand out tickets and big fines	8/25/2025 10:53 AM
42	Nothing!!	8/25/2025 10:43 AM
43	Can't think of anything	8/25/2025 10:34 AM
44	Less speed on lake & road	8/25/2025 10:24 AM
45	Have a local gas station	8/25/2025 10:12 AM
46	TAX	8/24/2025 7:50 PM
47	Less ATV traffic	8/24/2025 7:41 PM
48	Close the village main street to ATV UTV and Dirt Bikes and snow sleds	8/24/2025 7:32 PM
49	Itemized budgets for Fire and Ambulance Services	8/24/2025 7:24 PM
50	Would like to see some businesses closer than Glenfield	8/24/2025 7:06 PM
51	Make roads better, keep more snow on in winter- 50 years ago you did	8/24/2025 6:43 PM
52	Not much!!	8/24/2025 6:34 PM
53	Less building in the woods	8/24/2025 6:24 PM
54	GET PEOPLE TO START CLEANING UP PROPERTIES (LOOKS LIKE SHIT!)	8/24/2025 6:05 PM
55	More community activities	8/24/2025 5:56 PM
56	4 Wheeler Roads Open	8/24/2025 5:46 PM
57	Certain properties forced to clean up	8/24/2025 2:29 PM
58	Greater diversity	8/24/2025 1:51 PM
59	Pickle ball courts	8/24/2025 1:42 PM
60	More pickle ball courts	8/24/2025 1:33 PM

## Town of Greig Comprehensive Plan - Community Survey

61	Shade, nut & fruit trees in the town park	8/24/2025 1:10 PM
62	Open ATV trails confusion flats	8/24/2025 12:56 PM
63	Better up keep the houses	8/24/2025 12:32 PM
64	Wider bridge to Otter Creek Truck Trail	8/24/2025 12:16 PM
65	Continued development of the library	8/24/2025 12:03 PM
66	Improve main road- murals, mail businesses-advertised, plant pollinator foliage	8/24/2025 11:52 AM
67	Off road vehicles should stay off road	8/24/2025 11:44 AM
68	Less apartments Junk yard laws	8/23/2025 10:50 PM
69	No 4 wheelers, etc	8/23/2025 10:32 PM
70	The amount of development	8/23/2025 10:21 PM
71	The noise from 4 wheelers on the road, not them returning or going to the trails, but the fact that they rev up their engines etc. Usually this is the youngs driving back and forth on the road. We live on a straightaway	8/23/2025 10:03 PM
72	Less ATV's	8/23/2025 9:56 PM
73	Better codes department	8/23/2025 9:47 PM
74	Big Otter Lake Trail open to snowmobiles to Old Forge- quicker, easier access Big Otter Lake Trail open to ATV to Big Otter Lake	8/23/2025 9:32 PM
75	More summer trail access for motorsports	8/23/2025 9:28 PM
76	More summer trail access for motor sports	8/23/2025 9:21 PM
77	Nothing	8/23/2025 9:15 PM
78	Better sense of community	8/23/2025 9:07 PM
79	Violators of zoning laws need to undo construction in violation of current laws	8/23/2025 8:19 PM
80	More services for Brantingham- Post office, community center	8/23/2025 7:43 PM
81	more restaurants, more motels, gas stations retail opportunities	8/23/2025 7:20 PM
82	Less speeding on the highway between Lyons Falls and Greig	8/23/2025 7:10 PM
83	taxes	8/23/2025 6:49 PM
84	A little more control of ATV's. I get tickets for loud snowmobile or excessive speed.	8/23/2025 6:40 PM
85	Biting insects gone, also ticks gone!	8/23/2025 6:32 PM
86	that the locals would be respected	8/23/2025 6:25 PM
87	More fair assessments for lake front properties	8/23/2025 6:04 PM
88	Maybe bug spraying	8/23/2025 5:56 PM
89	That store reopened.	8/23/2025 5:27 PM
90	Less stupid laws	8/23/2025 4:59 PM
91	postal drop off in Brantingham	8/23/2025 4:52 PM
92	Less noise from ATV's and side x sides on roadways; public swimming beach on lake	8/23/2025 4:12 PM
93	Better enforcement of DMV laws-ATV's	8/23/2025 4:05 PM
94	Amount of APA oversite	8/23/2025 3:53 PM
95	It is not the fault of Grieg, but I wish property owners had representation (voting local) even if they are not permanent residents	8/22/2025 11:40 AM
96	Eliminate ATV's with loud exhaust	8/22/2025 11:31 AM

## Town of Greig Comprehensive Plan - Community Survey

97	No more rises in property taxes	8/21/2025 3:03 PM
98	Less rentals and tearing down/building just to cater to the side-by-sides, Brantingham has become a tourist destination since 2009 because of it. Used to be mainly small camps + lake homes, now it has become giant mansion houses.	8/21/2025 2:33 PM
99	More Sherriff patrol over holiday weekends after 9 PM	8/21/2025 2:21 PM
100	Nothing	8/21/2025 2:05 PM
101	More walking trails	8/21/2025 1:49 PM
102	Grocery Store	8/21/2025 1:36 PM
103	POST OFFICE BRANTINGHAM! (underlined multiple times)	8/21/2025 1:20 PM
104	management	8/21/2025 12:37 PM
105	Limit development near the lake. Keep open spaces	8/21/2025 12:13 PM
106	Ordinances	8/21/2025 10:24 AM
107	Tree trimming along roads	8/21/2025 9:57 AM
108	More ability for electric service	8/14/2025 10:42 AM
109	Better maintenance. The road conditions, since the buildup a few years ago the shoulders are significant dropoffs in areas such as near the intersection at Burdicks crossing. The park maintenance has gone to crap.	8/7/2025 5:47 AM
110	Regulate short term rentals, and protect nature resources	8/6/2025 2:19 PM
111	ZONING!! Separate from the APA regulations, the lake front restrictions are ridiculous. We saved all our lives to expand and update our cottage only to find everything is prohibited by the zoning restrictions. Meanwhile our neighbors enjoy what we're not allowed to do because they did it many years ago.	7/31/2025 11:56 AM
112	Get rid of OHV's	7/31/2025 11:47 AM
113	-	7/31/2025 11:19 AM
114	Lower taxes	7/30/2025 9:07 PM
115	More recreational opportunities	7/30/2025 7:17 AM
116	smart growth that maintains its natural setting while expanding upon the communities assets	7/29/2025 12:46 PM
117	A place to park after launching a boat on Brantingham lake. We have a place on Lake of the Pines, but would like to take our boat out. So either we need a place to park our truck & trailer by the boat launch, or we need a marina.	7/28/2025 8:00 PM
118	Sewers put in	7/28/2025 4:18 PM
119	Law and code reinforcement	7/27/2025 12:25 PM
120	Less talk and more action	7/26/2025 7:05 AM
121	Highway dept needs more funds or maybe even shut it down and merge with the county. Seems like they are struggling to maintain junk equipment	7/25/2025 9:31 PM
122	limited existing businesses to support existing residents	7/25/2025 6:41 PM
123	Better internet access	7/25/2025 3:13 PM
124	Permitted parking near the boat launch for residents only. Boat ramp should have a small dock for launching and reloading.	7/25/2025 2:18 PM
125	lower property taxes for waterfront homes	7/23/2025 6:47 PM
126	Fewer Air B&B's that have city slickers come into our neighborhood with complete disrespect for our peaceful surroundings.	7/23/2025 10:54 AM
127	Control the visitors, to many tourists that don't respect the community	7/22/2025 9:06 AM

## Town of Greig Comprehensive Plan - Community Survey

128	I would like the highway department to be more friendly to snowmobiling.	7/22/2025 8:39 AM
129	More restaurants and grocery stores	7/22/2025 8:05 AM
130	MORE LAW ENFORCEMENT	7/22/2025 7:13 AM
131	Less building on property less than 5 acre	7/21/2025 7:51 PM
132	The drugs	7/20/2025 7:30 PM
133	I would like to see a restaurant take over Trailside.	7/19/2025 1:06 PM
134	More law enforcement—local thieves, drugs, and illegal activities are more prevalent. More code regulations for homes that are unkept and used like a junkyard.	7/18/2025 1:42 PM
135	Nothing	7/17/2025 9:54 AM
136	Mail delivered to residence.	7/13/2025 10:54 AM
137	Improved cell service	7/13/2025 9:42 AM
138	More restaurants	7/11/2025 6:16 PM
139	More emphasis on the library/technology center	7/11/2025 3:43 PM
140	Replacement of trail bridge over otter creek, use sand on road with fewer large stones in it	7/11/2025 9:09 AM
141	More enforcement of ATV rules.	7/9/2025 5:10 PM
142	Nothing. Small town feel is perfect.	7/9/2025 12:20 PM
143	MORE public access to Brantingham Lake Lake residence discourage visitors from using the lake. They act/believe it is a private Lake	7/9/2025 11:16 AM
144	I love it the way it is	7/9/2025 8:45 AM
145	Playground for children	7/8/2025 9:11 AM
146	Add parking near the boat launch on Brantingham	7/7/2025 11:59 AM
147	Less traffic (or at least slower traffic in town)	7/7/2025 9:41 AM
148	A post office	7/3/2025 11:31 AM
149	Lowered speed limits	7/2/2025 2:54 PM
150	Nothing	7/2/2025 11:42 AM
151	Increased community spirit	7/1/2025 2:42 PM
152	Litter	7/1/2025 2:35 PM
153	More consideration for the needs of Brantingham	6/30/2025 9:16 PM
154	Taxes lowered	6/30/2025 6:27 PM
155	Can't think of anything to change.	6/30/2025 11:00 AM
156	More adherence to Building Codes for Brantingham properties	6/30/2025 10:44 AM
157	More community oriented activities	6/30/2025 8:11 AM
158	More areas that can get electricity	6/28/2025 7:36 PM
159	Enforcement of rules and laws	6/28/2025 4:45 PM
160	ATV on the horse trails	6/28/2025 12:30 PM
161	Better phone and internet service	6/28/2025 9:19 AM
162	It would be nice to be able to take our kayaks to the lake & paddle around, but there's no parking at the boat launch. So even though we've lived here for over 20 years, we can't even access the lake.	6/27/2025 3:20 PM
163	More things to keep and grow tourism such as festivals, atv trails (not roads) to connect to	6/27/2025 7:04 AM

## Town of Greig Comprehensive Plan - Community Survey

other counties trail systems, parks, better marked/groomed hiking trails with map system, community playground, community concert area with summer concerts

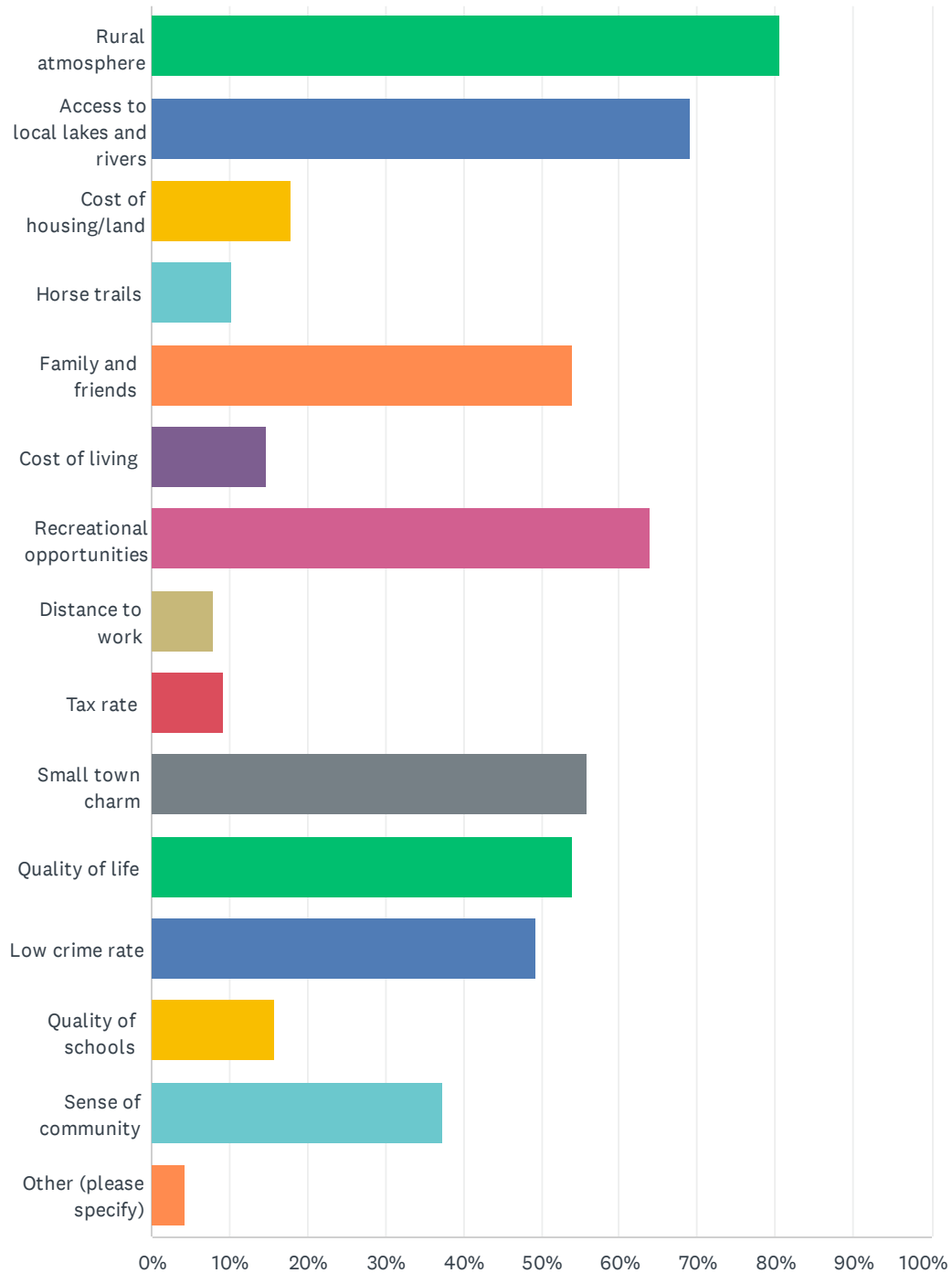
164	Fix up main street Glenfield	6/26/2025 9:50 PM
165	Less rental properties	6/26/2025 3:38 PM
166	nothing	6/26/2025 8:09 AM
167	roads with safety features for walkers bikers	6/25/2025 11:14 PM
168	As a seasonable resident, to get more for our taxes	6/25/2025 9:19 PM
169	more restrictions around short term rentals	6/25/2025 6:44 PM
170	Increase acceptance of snowmobilers and shelving of roads when plowing.	6/25/2025 12:43 PM
171	Less rentals	6/25/2025 11:57 AM
172	Less ATV vehicles on main roads	6/25/2025 9:57 AM
173	Lower tax rates including a more realistic waterfront assessment rate (river frontage should be taxes lower than lake frontage) and credits should be given for people who are living on non-town maintained roads and roads which are only seasonally maintained.	6/25/2025 9:31 AM
174	Roads better maintained	6/25/2025 8:29 AM
175	Prevent more short term rentals and selling land to outsiders at exorbitant prices that raise long time residents property assessments.	6/25/2025 7:59 AM
176	Better public boat access to the lake - the current launch is only helpful if you have someone to take your truck and trailer away while you boat	6/25/2025 5:53 AM
177	More snowmobile friendly	6/24/2025 7:31 PM
178	Nothing	6/24/2025 11:27 AM
179	Restrictions on ATVs Noise ordinance for fireworks after 10pm Police presence to reduce speeding ATVs	6/24/2025 7:38 AM
180	I'm not aware of changes that are needed	6/23/2025 11:50 PM
181	Slow things down. The once quiet part of the Adirondacks is becoming less so.	6/23/2025 5:21 PM
182	Little more restrictions on side by side and four wheelers running the main roads	6/23/2025 4:56 PM
183	TAXES!	6/19/2025 11:23 PM
184	Lower taxes	6/19/2025 3:09 PM
185	Get post office back	6/19/2025 11:37 AM
186	More coverage by the sherrif to reduce or limit bad behavior	6/18/2025 11:09 PM
187	Dog park fenced in area near the playground area.lewis county really needs one. It would bring many locals to Grieg.	6/18/2025 10:12 PM
188	Less complaining from brantingham residents	6/18/2025 8:53 PM
189	SxS access to brantingham/tug hill from Pine Grove Rd	6/18/2025 8:52 PM
190	less motorboats on the lake, better protection of watershed, more trails and roads to access state lands and lakes. a road to big otter maybe even day use area. more access to lakes for public use for non motor boats. more kayaking and canoeing. there is a lot of state land but no way to enjoy it. there are many lakes that could be available for canoeing or kayaking.	6/18/2025 9:27 AM
191	keep main street in Greig CLOSED to atv ,UTV and sleds,also dirt bikes.....	6/18/2025 7:40 AM
192	Public boat launch	6/18/2025 5:05 AM
193	To decrease the amount of ATVs/side by sides on the roadways	6/18/2025 1:08 AM
194	The Mindset of The Lakers	6/17/2025 9:09 PM

## Town of Greig Comprehensive Plan - Community Survey

195	Noise ordinance The drugs houses Owners to keep outside of residence neater	6/17/2025 8:59 PM
196	Store with groceries not a dollar store	6/17/2025 8:55 PM
197	Protection from over development	6/17/2025 7:24 PM
198	Brantingham - figure out rural delivery. There's enough full time residents that meet the USPS guidelines but Glenfield post master is more concerned about revenue in her post office than how to best serve her customers. Greig - considerable development to make it not just a town I pass through to get to work.	6/17/2025 7:10 PM
199	The noise of the traffic	6/17/2025 7:01 PM
200	Community services	6/17/2025 6:53 PM
201	Horse trail users help with their \$	6/17/2025 5:17 PM
202	Industry	6/17/2025 2:35 PM
203	Return of postal service to Brantingham	6/17/2025 2:06 PM
204	Less development. Getting out of control with people that have no respect for the community	6/17/2025 12:54 PM
205	Increase ATV trail riding areas and encourage responsible travel. Keep the area as natural as possible and do NOT allow massive property expansion	6/17/2025 12:38 PM
206	Better control / monitoring of our waterways and trails. Way too many yahoos that disrespect peoples personal property. No warnings.... Giving out tickets is the only way people will change bad habits.	6/17/2025 12:32 PM
207	Roads opened to wheelers/side by sides and more snowmobile trails	6/17/2025 12:21 PM
208	i would like to see a presence of law enforcement occasionally.	6/17/2025 12:03 PM
209	The lack of public access to bodies of water. There is a public boat launch at Brantingham but it has been allowed to be bought up taken over which creates no access. Similar instances happened in the past at Chases Lake.	6/17/2025 11:58 AM

### Q19 What are your reasons for choosing to live and/or own property in Greig? Check all that apply.

Answered: 252 Skipped: 42



Town of Greig Comprehensive Plan - Community Survey

ANSWER CHOICES	RESPONSES	
Rural atmosphere	80.56%	203
Access to local lakes and rivers	69.05%	174
Cost of housing/land	17.86%	45
Horse trails	10.32%	26
Family and friends	53.97%	136
Cost of living	14.68%	37
Recreational opportunities	63.89%	161
Distance to work	7.94%	20
Tax rate	9.13%	23
Small town charm	55.95%	141
Quality of life	53.97%	136
Low crime rate	49.21%	124
Quality of schools	15.87%	40
Sense of community	37.30%	94
Other (please specify)	4.37%	11
Total Respondents: 252		

#	OTHER (PLEASE SPECIFY)	DATE
1	tax rate = negative	8/25/2025 12:24 PM
2	Sense of Community-- Brantingham mostly	8/24/2025 6:05 PM
3	Cost of housing/land, Cost of Living & Tax Rate = ridiculously high	8/23/2025 9:33 PM
4	Brantingham Lake property	7/31/2025 11:57 AM
5	Atv trails	7/25/2025 9:31 PM
6	We originally came for horse trails and now utilize atv trails	7/9/2025 12:21 PM
7	my grandparents built our camp.	6/25/2025 6:44 PM
8	ATV, snowmobiles, and horse trails, with stores fairly close too	6/25/2025 5:54 AM
9	Peaceful on private rd	6/19/2025 11:24 PM
10	its gone to hell now.	6/18/2025 7:42 AM
11	Family homestead	6/17/2025 8:59 PM

## Q20 Over the last 20 years, what have been the biggest negative trends or changes in the Town? Why?

Answered: 203 Skipped: 91

#	RESPONSES	DATE
1	Speeding on roads drugs	10/19/2025 5:42 PM
2	Too many horse riders coming up here and ruining greig into a vacation getaway. This is our home. Not something that can be used up and thrown away.	10/14/2025 11:10 AM
3	Taxes increasing Partridgeville Road upkeep very poor	10/14/2025 12:55 AM
4	None	10/10/2025 8:51 PM
5	All good	10/9/2025 5:29 PM
6	Too many atvs, noise level stops enjoyment of nature.	10/9/2025 5:10 AM
7	RECREATIONAL VEHICLES HAVE TAKEN OVER THE TOWN	10/7/2025 9:10 PM
8	Over expansion of Brantingham...excessive non local atv/utv traffic	10/7/2025 6:33 PM
9	Increase of boats and jet skis on lake, tax increases,	10/7/2025 6:00 PM
10	Influx od out town and out of state part time residents Turing the town into whete they are from	10/7/2025 4:06 PM
11	Too many people. People who don't truly respect the area.	10/7/2025 2:34 PM
12	Crime/stealing, and taxes rising. Property taxes seem to be getting out of control for non wealthy people. And the felons keep stealing stuff we worked hard for and nothing happens	10/7/2025 12:57 PM
13	Increase popularity leads to more people, there seems to be a lack of Law Enforcement presence	10/7/2025 7:42 AM
14	Seems like the town is passing more needless regulations. I don't want to feel like I live in an HOA	10/7/2025 2:29 AM
15	Rentals, addition of the campground	10/6/2025 3:11 PM
16	Over population. Out of towners buying up property no access to lake. No contro on ATVs main roads	10/6/2025 9:47 AM
17	Increase in number of UTV's on county roads	10/6/2025 9:41 AM
18	Full-time resident resistance to change (road updates, negative comments, non-locals buying land in area)	10/6/2025 9:38 AM
19	No control of ATVs on main roads. More traffic . Out of towners buying.	10/6/2025 9:35 AM
20	Atv trails changed to horse trails. Less trails for ATVs to ride on.	10/6/2025 8:44 AM
21	The people that don't care what there property looks like to many people right in hamlet that are doing and making drugs	10/6/2025 6:57 AM
22	Challenge is to manage the atvs and the peace/nature	10/5/2025 8:06 PM
23	Limited Lake usage for Greig residence Can't boat, fish or swim	10/5/2025 6:39 PM
24	CAMPGROUND.	10/5/2025 8:15 AM
25	Excessive use of Atv and UTVs, lack of leadership, and respect for full time residential needs	9/24/2025 1:24 PM
26	No one does anything about the speeders. Brantingham Road has lots of residents on this road from Pine Tree Inn to end at Greig. AND some of us have to go to our mailbox at the road!	8/25/2025 1:33 PM
27	Higher taxes, no place to buy fuel or simple supplies	8/25/2025 1:12 PM

## Town of Greig Comprehensive Plan - Community Survey

28	Lack of attention to environmental needs of the area to sustain local natural resources	8/25/2025 1:01 PM
29	UTV's/ATV's (noise/traffic)	8/25/2025 12:52 PM
30	Growing too fast Not small town anymore	8/25/2025 12:41 PM
31	LOSS OF BRANTINGHAM POST OFFICE	8/25/2025 12:33 PM
32	Post office at Brantingham Closed. We were promised boxes at Glenfield. Never happened!	8/25/2025 12:25 PM
33	Infiltration by renters & the cost to the Lake. These people don't care about us. No respect.	8/25/2025 12:18 PM
34	Loss of forests due to building	8/25/2025 11:29 AM
35	Lack of respect of the area and the property by the visitory	8/25/2025 10:56 AM
36	Too much new construction & clear cutting of property	8/25/2025 10:45 AM
37	N/A	8/25/2025 10:35 AM
38	No post office	8/25/2025 10:24 AM
39	Property taxes Brantingham too high	8/25/2025 10:15 AM
40	More people, traffic, noise, trash, litter, dangerous boating situations	8/24/2025 7:43 PM
41	Too many ATV, UTV, Dirt Bikes and Snowsleds riding all the roads in Greig	8/24/2025 7:33 PM
42	Too many regulations by the APA and DEC	8/24/2025 7:25 PM
43	Paving Roads	8/24/2025 7:17 PM
44	Some small businesses closed. Post Office had to move to Glenfield	8/24/2025 7:07 PM
45	maintaining rural road- leave some snow	8/24/2025 6:45 PM
46	Increased number of motorcycles/ATVs	8/24/2025 6:35 PM
47	Wifi service, no refuse pick up (pine needles)	8/24/2025 6:25 PM
48	Internet service	8/24/2025 6:16 PM
49	Town & Highway wasteful spending & not improving things that need it. Repaving roads that are already paved	8/24/2025 6:07 PM
50	Need salt on road	8/24/2025 5:57 PM
51	more restrictions on roads	8/24/2025 5:47 PM
52	?	8/24/2025 2:30 PM
53	More crowded in the summer in part due to increased short term rental	8/24/2025 2:18 PM
54	Lack of Diversity. Diversity brings various types of growth	8/24/2025 1:52 PM
55	Assessments	8/24/2025 1:44 PM
56	More populated than before	8/24/2025 1:34 PM
57	ATV trails-noisy, disruptive, offensive	8/24/2025 1:11 PM
58	None	8/24/2025 1:04 PM
59	ATV trails closing	8/24/2025 12:56 PM
60	Closing the Methodist Church--too far in winter to go to Turin or Glenfield for older members. Closing the Post Office- loss of Town's identity	8/24/2025 12:49 PM
61	Too much traffic, 4 W's, Golf Carts	8/24/2025 12:40 PM
62	So many recreational vehicles speeding on the roads	8/24/2025 12:25 PM
63	Have not been here long enough to comment	8/24/2025 12:17 PM
64	Too much growth around the lake, not enough growth in Greig	8/24/2025 11:54 AM

## Town of Greig Comprehensive Plan - Community Survey

65	OFF ROAD VEHICLES and the damage and trespass, all a result of Town policy. Bad policy that exposes the Town to Lawsuits!	8/24/2025 11:46 AM
66	More traffic Apartments Noise	8/23/2025 10:51 PM
67	Political discourse, losing the drive in, ATV's on the roads, speed of boats and jet skis on Brantingham	8/23/2025 10:41 PM
68	sky rocketing taxes, high voltage, 4X4's that bring every drunken scum there is	8/23/2025 10:33 PM
69	Too much change that is losing the small town charm, rural atmosphere, sense of community, quality of life. Increasing taxes. Cost of Living	8/23/2025 10:22 PM
70	More rental homes with less accountability. This is an issue as a current homeowner because of cars parking on roads that are 1 lane roads with 2 cars passing through. Additionally, a concern because of the potential for accidents along said roads. Also, loss of local businesses.	8/23/2025 10:12 PM
71	Increase in noise from recreational vehicles	8/23/2025 10:04 PM
72	Increase in ATV traffic and related noise and damage	8/23/2025 9:57 PM
73	Losing Brantingham Post Office	8/23/2025 9:48 PM
74	The cost of living is so expensive! Government intrusion!	8/23/2025 9:34 PM
75	Over development of residential properties	8/23/2025 9:22 PM
76	Increase in tourism	8/23/2025 9:15 PM
77	More catering to horse people	8/23/2025 9:09 PM
78	Clear Cutting of trees Zoning violation undetected	8/23/2025 8:21 PM
79	I don't know	8/23/2025 7:57 PM
80	Loud rude 4 wheelers Too many regs	8/23/2025 7:45 PM
81	Too much traffic in summer. Better access for biking, lowe speed limit signs for better safety. *Please bring the post office back to Brantingham Lake for easy access for residents and more convenient for Lake Residents year round. Could be located anywhere like Brantingham Station where it sed to be. Would only need one employee. Could be open limited hours like 10-2 or 2-4 for example, Not 8 hour shift unless post office requires it.	8/23/2025 7:24 PM
82	Tax rate	8/23/2025 7:04 PM
83	taxes	8/23/2025 6:49 PM
84	Loss of post office	8/23/2025 6:33 PM
85	local politics	8/23/2025 6:25 PM
86	Keeping township meetings private and not sharing news with seasonal folks	8/23/2025 6:06 PM
87	Loss of post office	8/23/2025 5:57 PM
88	Cost of living, too busy	8/23/2025 5:16 PM
89	stupid laws	8/23/2025 5:00 PM
90	ATV noise and traffic on roadways	8/23/2025 4:13 PM
91	Development	8/23/2025 4:05 PM
92	Regressive attitude towards tourism expansion, seasonal resident growth	8/23/2025 3:55 PM
93	Zoning changes, but it is a double edged sword- some places too restrictive, other places not enough	8/22/2025 11:43 AM
94	Allowing ATV's and unlicensed vehicles on the roads.	8/22/2025 11:32 AM
95	Fast cars speeding	8/21/2025 3:18 PM
96	Losing drive inns	8/21/2025 3:05 PM

## Town of Greig Comprehensive Plan - Community Survey

97	Tourists and big money houses erected everywhere, people renting camps to side-by-side riders that throw garbage everywhere and create constant noise. Brantingham used to be a quieter place 20 years ago, mainly just camps down many of the roads. Everyone wants to move here and erect 500K houses because of the trail system	8/21/2025 2:35 PM
98	Too many fast driving ATV's, Dirt Bikes (to loud)	8/21/2025 2:22 PM
99	Not fixing Eatonville bridge 3 ton is not good enough for fire trucks	8/21/2025 2:15 PM
100	The campground hurt small Air bnb's	8/21/2025 2:07 PM
101	Political Nonsense	8/21/2025 1:58 PM
102	Animosity towards "horse people' or 'ATV people'	8/21/2025 1:37 PM
103	People from other areas-lots of buildings built. TAXES! NOISE LEVELS! Too many UTVs/ATVS/Sledders don't care about properties- litter, tearing up roads, trespassing	8/21/2025 1:23 PM
104	Present management is changing town to Ft. Greig	8/21/2025 12:39 PM
105	Rundown buildings/farms	8/21/2025 12:14 PM
106	Too many trees are cut in properties	8/21/2025 10:25 AM
107	Ownership costs going up	8/21/2025 10:10 AM
108	Lack of pride. The town dosent have any community events to gather and build relationships. Events are all private or business related	8/7/2025 5:52 AM
109	Short term rentals, and "legalizing" ATVs and side by sides on the roads and hiking trails. They are turning hiking trails into unuseable mud pits.	8/6/2025 2:25 PM
110	Oppressive zoning for lake front property owners. Obviously you'd like all of us seasonal resident to just go away. Yet the lake front owners pay a significant share of the tax revenues which we can't even vote on (Didn't we fight a war to end "Taxation without representation"?).	7/31/2025 12:06 PM
111	Without question the biggest negative trend is the out of controlled use of Off Highway Vehicles on town roads. Our family used to enjoy riding traditional ATV's, but the now overwhelming presence of these illegal OHV's (unregisterable due to their weight) with loud exhaust and music has stopped us from riding altogether. There is also little to no law enforcement presence controlling their use.	7/31/2025 11:47 AM
112	-	7/31/2025 11:21 AM
113	Unsure	7/30/2025 9:08 PM
114	Increase in visitors who don't share our love and respect for the area. I don't think there is a good way for year round and seasonal residents to communicate.	7/30/2025 7:20 AM
115	declining housing affordability. It is in an area where real wages and income are not keeping pace with housing costs (this is a regional issue and it is impacting Greig).	7/29/2025 12:58 PM
116	I can't answer since we've only been here since 2020	7/28/2025 8:00 PM
117	Getting over crowded. I know it's good for the businesses but gets to busy sometimes. The lake and the businesses.	7/28/2025 4:29 PM
118	NA	7/27/2025 12:27 PM
119	No parking at the lake , and negative attitudes	7/26/2025 7:08 AM
120	None that affect me	7/25/2025 9:33 PM
121	development of land for private and commercial profit threatening the charm and environment	7/25/2025 6:44 PM
122	Over development on the lake	7/25/2025 3:15 PM
123	Development Affordability of real estate Inconsiderate outsiders including renters both on and off the lake. (due to increased rental opportunities such as AirBNB) Road side litter. We need Do Not Litter signs (Fines \$250) Unkept properties with junk/garbage in the yard hurt neighborhood property values as well as are an eye sore.	7/25/2025 3:02 PM
124	businesses closing	7/23/2025 6:50 PM

## Town of Greig Comprehensive Plan - Community Survey

125	More renters without a vested interest in our serene surroundings.	7/23/2025 10:57 AM
126	Over development We let to much development and we have lost control of the community	7/22/2025 9:09 AM
127	Plowing the roads too much.	7/22/2025 8:40 AM
128	Lack of development towards grocery stores or restaurants- you need to drive far to get anything.	7/22/2025 8:08 AM
129	population overgrowth of renters Property is being purchased to develop as rental property instead of full-time residence	7/22/2025 7:24 AM
130	Too many weekend renters should be regulated to seasonal rentals weekender do not care about our Beautiful neighbor hood	7/21/2025 7:57 PM
131	The drugs lack of work the town employees do How there is junk in yards and lawns not mowed	7/20/2025 7:32 PM
132	There's a large divide between greig and Brantingham. Lack of sense of community.	7/18/2025 1:49 PM
133	New campground in Brantingham	7/14/2025 11:03 AM
134	Development of rural land	7/13/2025 10:56 AM
135	High Brantingham Lake taxes	7/13/2025 9:45 AM
136	Closing of the dump, and the hours for when the dump is open for yard brush	7/11/2025 6:48 PM
137	Too many off road vehicles and paths	7/11/2025 3:45 PM
138	Taxes in Brantingham seem to be increasing/set at disproportionate rate. Paving of back roads	7/11/2025 9:13 AM
139	People's demands on how businesses are run and forcing them to close. Less family owned homes and more rental properties.	7/9/2025 5:14 PM
140	Lack of local store/gas	7/9/2025 12:23 PM
141	restrictions to public usage of Brantingham Lake	7/9/2025 11:19 AM
142	More people are being drawn to the area due to word of mouth and available recreational opportunities.	7/9/2025 8:47 AM
143	aggressive drivers on Brantingham road (speeding)	7/7/2025 12:03 PM
144	Too much traffic, too many four-wheelers and snowmobiles racing up and down roads they shouldn't be on. Four-wheelers and UTVs are ruining the trails. Taxes are out of control because of the huge camps.	7/7/2025 9:46 AM
145	N/A	7/6/2025 10:26 AM
146	Lack of enforcement for illegal motorized vehicles. Children riding golf carts on roads, ATV's breaking speed limits, closure of post office, out of town people driving up the cost of housing, lack of shoulders on the roads with increased population and recreation.	7/3/2025 11:39 AM
147	Brantingham has seen a population change from local people to those from other wealthier areas. This has caused some friction between the new inhabitants and the local people living in other areas of the township. The enhanced trail system, although financially beneficial for businesses and the County, has increased noise pollution, dirt, and a more transient population that doesn't always show respect for the land and landowners.	7/1/2025 2:52 PM
148	Noise from recreational vehicles and decrease in wildlife. Litter on roadsides.	7/1/2025 2:43 PM
149	Losing the Brantingham post office, too many ATVs on public roadways and noise, lack of code enforcement for rundown buildings , dump hours too limited	6/30/2025 9:22 PM
150	Out of town people locals can't afford taxes any longer	6/30/2025 6:29 PM
151	Haven't been there that long.	6/30/2025 11:03 AM
152	Allowing too many Code violations for Brantingham waterfront properties. Not proactively assuring that ALL Brantingham waterfront properties have proper septic systems (e.g. dye test).	6/30/2025 10:47 AM

## Town of Greig Comprehensive Plan - Community Survey

153	Taxes continue to rise especially in Brantingham.	6/30/2025 8:16 AM
154	Don't know	6/28/2025 7:37 PM
155	The increased renting of properties and the renters not adhering to boating rules, speed limits on roads (both cars and ATVs) and noise regulations.	6/28/2025 4:51 PM
156	ATV on horse trails	6/28/2025 12:33 PM
157	The way the trees were chopped on roadside looks terrible and was not cleaned.	6/28/2025 9:24 AM
158	1. There are vehicles, dirt bikes, & side by sides going down our road extremely fast in the middle of the night. So loud that it wakes the house up. 2. You used to be able to walk & ride your bike, but people are going so fast lately, we don't feel safe walking. 3. Fireworks used to be around the 4th...now they are May through September. It scares wildlife, scares pets, scares people, & sets off PTSD in certain people. It's gotten out of hand. There are people that actually live here, year round. 4. Our phones used to work here. Now when the weekend hits, they no longer do. 5. Crime keeps rising & many neighbors have had things stolen or property damaged. 6. Honestly, we've been talking about moving out of here due to the things I've listed above. 7. I know people come to B-ham for the summer & immediately want to know when it's going to be sprayed for insects. There are people that live here, that don't want spraying. Bugs are part of coming here. I don't want any spray on my property. I don't want it in my garden. I don't want it near my pets, and I don't want bugs killed off. What are the birds & bats supposed to eat. We are literally killing ourselves. 8. Litter is horrible anymore. 9. Loud music & people screaming in the night.	6/27/2025 3:42 PM
159	Push back on tourism and development to attract people and money to the area. All growth can be good if handled properly. Depending on a good snow season is killing the businesses in this area	6/27/2025 7:08 AM
160	Of the few activities for residents and visitors many are no longer there: drive in theater, restaurants, Greig general store	6/26/2025 9:51 PM
161	Locals being pushed out of property ownership due to outsiders buying up property. Understand this is due to the appeal of the area but feel it has lost some character that I was accustomed to as a Lewis County native.	6/26/2025 3:41 PM
162	open and fair communication to public.... created feelings of distrust of government	6/25/2025 11:23 PM
163	less bang for tax buck	6/25/2025 9:20 PM
164	The ATV culture is quite popular but I feel that it is not well managed. The ATVs seem to overrun the town and roads, and make the roads difficult to walk on.	6/25/2025 6:54 PM
165	Very limited access to Brantingham lake for those that live in the Town of Greig but do not have waterfront property. The so-called 'locals' (BTW there are very few who actually grew up here), try to own the lake.	6/25/2025 12:49 PM
166	Too many people renting property, lack of services for the amount of tax, number of new properties!	6/25/2025 12:03 PM
167	too many ATVs, UTVs on main roads. Fish creek now has trash along the road.	6/25/2025 10:00 AM
168	Sames issues as facing society in general and upstate NY - high building costs, high tax rates, high utility rates, more limited internet access at higher costs in rural areas, lack of work opportunities sufficient to cover the State's high cost of living, the increased reliance upon government social welfare programs which perpetuate rather than resolve underlying issues, decreased important of community associations and a decreased sense of self-reliance.	6/25/2025 9:46 AM
169	Noise from ATVs, & motorcyles	6/25/2025 8:31 AM
170	More outsiders buying land/homes and posting them making more land inaccessible to others and more expensive and the rentals that bring in sometimes negative consequences.	6/25/2025 8:01 AM
171	Loss of the Greig Store (and other small businesses in general) - although it didn't have a ton of stuff, it was a convenient place for coffee, gas, lunch, snacks, and ice for those of us that aren't in/close to Brantingham	6/25/2025 6:01 AM
172	Development	6/24/2025 11:30 AM
173	Presence of ATVs at all times of day and night , high property taxes, too many summer	6/24/2025 7:51 AM

## Town of Greig Comprehensive Plan - Community Survey

	vacationers, ATVs that tear up dirt roads, people that set off fireworks all night long	
174	no comment.	6/23/2025 11:51 PM
175	Too much outside influence. It seems like people are gravitating there and trying to make it what they want it to be.	6/23/2025 5:23 PM
176	Increase in side by side four wheeler and snowmobile traffic	6/23/2025 5:00 PM
177	Na	6/23/2025 2:06 PM
178	TAXES Expensive homes /camps making our taxes skyrocket	6/19/2025 11:28 PM
179	Taxes are climbing at unsustainable rate. You are going to force us all out of town if they keep climbing at this rate	6/19/2025 3:13 PM
180	Nothing	6/19/2025 11:38 AM
181	More short term rentals, tourists who don't care about or respect the area	6/18/2025 11:12 PM
182	Poor decisions for how money is spent and managed for the town.	6/18/2025 10:15 PM
183	Taxes	6/18/2025 8:56 PM
184	public access to state land and lakes. only private land owners have access to recreation and boating and fishing. becoming a gated community. no access to state owned lakes and waterways, just wasted recreational land not being utilized.	6/18/2025 9:32 AM
185	atv UTV dirt bikes and snow sleds in town main street .	6/18/2025 7:47 AM
186	None	6/18/2025 5:07 AM
187	Increase in tourism. The environment has become loud, and disruptive at times	6/18/2025 1:10 AM
188	Privitization of Brantingham lake.	6/17/2025 11:17 PM
189	Not letting business in the town of Greig	6/17/2025 9:57 PM
190	Families moving up and out	6/17/2025 9:11 PM
191	No growth high taxes with no real return	6/17/2025 8:57 PM
192	Greed splitting up large tracts of land for development. City attitudes and behaviors brought to our community	6/17/2025 7:30 PM
193	The traffic noise, sometimes we can't hear each other in our home.	6/17/2025 7:04 PM
194	Influx of out of town people. People not following building regulations.. Air B n B /VROB rentals.. Grant Island over building and disregard of APA regulations	6/17/2025 6:58 PM
195	People wanting every road paved	6/17/2025 5:18 PM
196	Way to many four wheelers with little or no enforcement	6/17/2025 2:36 PM
197	Recreational vehicles that do not respect property of others Unsafe boating on Brantingham	6/17/2025 2:10 PM
198	More houses and camps more recreational opportunities brings too many people with no respect	6/17/2025 12:55 PM
199	Increases removal of scenic areas for wind and solar projects that only benefit downstate. As well as out of area people that have drastically raised the price of property	6/17/2025 12:40 PM
200	The loss of the drive in movie theater.	6/17/2025 12:34 PM
201	The area has been discovered more. Large crowds sometimes bring rowdy behaviour.	6/17/2025 12:08 PM
202	Taxes too high	6/17/2025 11:59 AM
203	The increase of nose from out of towners	6/17/2025 11:07 AM

## Q21 Over the last 20 years, what have been the biggest positive trends or changes in Greig? Why?

Answered: 173 Skipped: 121

#	RESPONSES	DATE
1	Not sure	10/19/2025 5:42 PM
2	We love the library.	10/14/2025 11:10 AM
3	Nothing	10/12/2025 3:09 PM
4	It looks more cleaned up and successful.	10/10/2025 8:51 PM
5	growth of business	10/9/2025 5:29 PM
6	Great restaurants, ice cream at Brantingham General store, farmers mkt in Lyons Falls, summer concert series	10/9/2025 5:10 AM
7	Not much...but I'm not looking for extensive change	10/7/2025 6:33 PM
8	Raven acres and brantingham arts council have done a great job with offering community events.	10/7/2025 6:00 PM
9	Not much	10/7/2025 4:06 PM
10	More recreational opportunities	10/7/2025 2:34 PM
11	Not much positive growth	10/7/2025 12:57 PM
12	Attempts to harness the outdoor recreation activities through increased ATV trail support	10/7/2025 7:42 AM
13	The arts council concerts are great	10/7/2025 2:29 AM
14	Road improvements	10/6/2025 6:52 PM
15	Haven't really seen any!	10/6/2025 3:11 PM
16	Parks and recreation creating walking, skiing trails etc.	10/6/2025 9:47 AM
17	Increase in tourism	10/6/2025 9:41 AM
18	Arts Council changes for summer entertainment and events. This brings community together (full-time and part-time residents)	10/6/2025 9:38 AM
19	Nothing	10/6/2025 8:44 AM
20	Continuing to be charming rural and not too commercial.	10/5/2025 8:06 PM
21	Quality ATV/UTV and Snowmobile trails Quality Restaurants	10/5/2025 6:39 PM
22	The Brantingham store and restaurants	10/5/2025 8:15 AM
23	Great trails. And always having something to do .	9/24/2025 1:24 PM
24	Great highway department	8/25/2025 1:33 PM
25	High voltage has many people and (????) to the area	8/25/2025 1:12 PM
26	New Township building and library	8/25/2025 1:01 PM
27	Leadership	8/25/2025 12:52 PM
28	None	8/25/2025 12:41 PM
29	Schools all moving to the high school campus	8/25/2025 12:33 PM
30	More year round residents on the lake	8/25/2025 12:25 PM

Town of Greig Comprehensive Plan - Community Survey

31	None	8/25/2025 12:18 PM
32	The moto cross tracks positive effect on economy	8/25/2025 11:29 AM
33	More people spending \$ and helping businesses, but it comes at a cost!	8/25/2025 10:56 AM
34	Change isn't always positive!	8/25/2025 10:45 AM
35	When the library was in Brantingham, that was nice	8/25/2025 10:35 AM
36	This questionnaire	8/25/2025 10:24 AM
37	Property unique, well established at lake	8/25/2025 10:15 AM
38	Nothing	8/24/2025 7:43 PM
39	NOT ANY	8/24/2025 7:33 PM
40	Increase in Recreational Opportunities	8/24/2025 7:25 PM
41	Keeping Lakes and Rivers pristine	8/24/2025 6:35 PM
42	Road improvements, increased population to support local businesses	8/24/2025 6:25 PM
43	Roads	8/24/2025 6:16 PM
44	Some infrastructure improvements	8/24/2025 6:07 PM
45	Town Gov't	8/24/2025 5:57 PM
46	road improvement	8/24/2025 5:47 PM
47	New homes built	8/24/2025 2:30 PM
48	No huge positive trends- lack of diversity improvement	8/24/2025 1:52 PM
49	Arts concerts on ?? (maybe Lake?)	8/24/2025 1:44 PM
50	Council of the arts getting better every year with entertainment	8/24/2025 1:34 PM
51	improved ATV trails, Town Park/Palyground for out grandchildren Improvements to Signing Waters, safe beautiful park/campground for family gatherings, Raven Acres, Boondocks, Dollar General, High Voltage, MX	8/24/2025 1:04 PM
52	Not sure	8/24/2025 12:49 PM
53	Clean H2O	8/24/2025 12:40 PM
54	Preserving the land	8/24/2025 12:17 PM
55	New Town building w/library	8/24/2025 11:54 AM
56	Glenfield Main St. improvement, thriving businesses	8/24/2025 11:46 AM
57	Roads maintained, new highway dept, Fire Dept	8/24/2025 11:38 AM
58	Better Highway Superintendent Finally a good supervisor	8/23/2025 10:51 PM
59	New leadership in Town and administration, Campground	8/23/2025 10:41 PM
60	Can't think of one	8/23/2025 10:22 PM
61	The improvement of drainage on roads in Brantingham- huge positive difference	8/23/2025 10:12 PM
62	Increase in real estate values	8/23/2025 9:57 PM
63	Updating all town property-up date of tax base	8/23/2025 9:48 PM
64	The continuing development of the ATV trail system	8/23/2025 9:34 PM
65	No development of commercial venues	8/23/2025 9:22 PM
66	4-Wheeler Access	8/23/2025 9:15 PM
67	Park con for gatherings	8/23/2025 9:09 PM

## Town of Greig Comprehensive Plan - Community Survey

68	Library and their activities. The use of the Town hall rooms for various activities like quilting, bridge, mahjong, bring community members together often forming lasting friendships and supportive groups/networks.	8/23/2025 8:21 PM
69	I don't know	8/23/2025 7:57 PM
70	Camps changing to year round homes, local land dev	8/23/2025 7:45 PM
71	Better trail systems of ATVs & snowmobiles, Grooming	8/23/2025 7:24 PM
72	buildings going down	8/23/2025 7:11 PM
73	Boat inspection	8/23/2025 7:04 PM
74	ATV/UTV	8/23/2025 6:49 PM
75	Better internet service	8/23/2025 6:33 PM
76	Remodeling older camps and growth of new homes	8/23/2025 6:06 PM
77	More populated	8/23/2025 5:49 PM
78	Introduction of camp grounds, more wheeler trails	8/23/2025 5:16 PM
79	paved roads, utility upgrades	8/23/2025 5:00 PM
80	Addition of Town Park, new Town buildings and library	8/23/2025 4:13 PM
81	Tourism expansion and seasonal resident growth	8/23/2025 3:55 PM
82	A more professional government (Supervisor, codes)	8/22/2025 11:43 AM
83	Nice new library.	8/21/2025 3:18 PM
84	The school, being it has grown into beautiful piece of our area	8/21/2025 3:05 PM
85	Dirt road on Partridgeville remains dirt, hopefully never paved	8/21/2025 2:35 PM
86	Brantingham Assoc. does so much	8/21/2025 2:22 PM
87	Better Road Maintenance	8/21/2025 1:58 PM
88	Water Station	8/21/2025 1:37 PM
89	We saved out water	8/21/2025 12:39 PM
90	Library	8/21/2025 12:14 PM
91	Infrastructure	8/21/2025 10:25 AM
92	Roads have improved	8/21/2025 9:58 AM
93	Homes and buildings for the most part are all in good standing.	8/7/2025 5:52 AM
94	People recognizing the value of preserving natural resources in area - this is truly the most valuable part of the Town and the person people come here to spend time. As we lose this the value of the property and tax base will erode.	8/6/2025 2:25 PM
95	Town operations, services and communications have greatly improved under Bob Johnson.	7/31/2025 12:06 PM
96	None. Over the past 20 years the area is losing the qualities that we originally loved. We had planned to make this our full time residence in retirement, but those plans have unfortunately changed.	7/31/2025 11:47 AM
97	-	7/31/2025 11:21 AM
98	Unsure	7/30/2025 9:08 PM
99	Businesses are doing well. The increase in year round residents has also been very positive.	7/30/2025 7:20 AM
100	There has been a significant increase in recreational visitors that are providing opportunities to the few local businesses that exist.	7/29/2025 12:58 PM
101	See #14	7/28/2025 8:00 PM

## Town of Greig Comprehensive Plan - Community Survey

102	The atv/snowmobile trail system has been better if we get the snow.	7/28/2025 4:29 PM
103	NA	7/27/2025 12:27 PM
104	Promoting outdoor recreation	7/26/2025 7:08 AM
105	Investment in singing waters park tops my list	7/25/2025 9:33 PM
106	library	7/25/2025 6:44 PM
107	Better ATV trails	7/25/2025 3:15 PM
108	Township Communication Continued operation and access to the town dump. Road department is doing an excellent job. We loved the road side grooming "apron" for snowmobiles * Please keep up the great work.	7/25/2025 3:02 PM
109	maintaining quality of water and environment at Brantingham Lake	7/23/2025 6:50 PM
110	Trimming the trees back to prevent fewer power outages during storms.	7/23/2025 10:57 AM
111	Town is mis managed	7/22/2025 9:09 AM
112	Snowmads snowmobile club.	7/22/2025 8:40 AM
113	Improved roads	7/22/2025 8:08 AM
114	outdoor community family events	7/22/2025 7:24 AM
115	Maintenance and upkeep of our roads	7/21/2025 7:57 PM
116	More recreational use—promotes tourism and helps boost local economy. Many businesses in the area rely heavily on this. The county and local organizations and clubs have taken great care of trails, promotion of businesses, etc.	7/18/2025 1:49 PM
117	Better cell reception	7/13/2025 10:56 AM
118	Creation of the 3G fire department	7/11/2025 6:48 PM
119	The town hall and library building	7/11/2025 3:45 PM
120	Singin waters park improvements, more active Brantingham community.	7/11/2025 9:13 AM
121	Addition of ATV trails and the commons.	7/9/2025 5:14 PM
122	Lewis Co parks and recreation maintenance of the trail system	7/9/2025 11:19 AM
123	Gentrification	7/9/2025 9:14 AM
124	Seems the town is always making improvements to the town infrastructure.	7/9/2025 8:47 AM
125	The new bridge/road widening on Greig Rd/Burdicks Crossing	7/7/2025 12:03 PM
126	We are seeing a lot of really good restaurants and small businesses start up.	7/7/2025 9:46 AM
127	N/A	7/6/2025 10:26 AM
128	Community programs such as the concert series and beautification around the main four corners.	7/3/2025 11:39 AM
129	The recent change in the Town leadership has made tremendous strides in running the management and services in a proper and fair manner.	7/1/2025 2:52 PM
130	Connectivity, fish stocking, growth of the Brantingham Arts Council, Greig library, increased awareness of conservation efforts.	7/1/2025 2:43 PM
131	Better building restrictions,	6/30/2025 9:22 PM
132	More year round people living here	6/30/2025 6:29 PM
133	Haven't been there that long.	6/30/2025 11:03 AM
134	Keeping out the Smoke water removal project. Not allowing any industrial wind turbines.	6/30/2025 10:47 AM
135	Improvements made by local businesses mainly restaurants, more people have relocated here, and preservation of recreation has always been good.	6/30/2025 8:16 AM

## Town of Greig Comprehensive Plan - Community Survey

136	Don't know	6/28/2025 7:37 PM
137	New leadership the last 2 years. Many positive changes have been seen.	6/28/2025 4:51 PM
138	Maintenance of roads	6/28/2025 12:33 PM
139	That it is still a small town and quaint.	6/28/2025 9:24 AM
140	When we moved here, over 20 years ago, we tried to join the Brantingham Community Association, but were told we couldn't because we didn't live on the lake. I see they opened it up now...I'm not sure if it's due to broadening their definition of community or if they just needed more money.	6/27/2025 3:42 PM
141	The campground is by far the best change in the area. We need more of this mentality.	6/27/2025 7:08 AM
142	New snowmobile trails behind Pioneer	6/26/2025 9:51 PM
143	It has become a destination for outdoor enthusiasts - specifically snowmobiling and ATV's.	6/26/2025 3:41 PM
144	good highway department, open town meetings , info on website and via email	6/25/2025 11:23 PM
145	new housing outside of lake	6/25/2025 9:20 PM
146	There are lots of new people that know where brantingham is!	6/25/2025 6:54 PM
147	Catering to existing businesses.	6/25/2025 12:49 PM
148	New ATV trails, better maintenance of snowmobile trails!	6/25/2025 12:03 PM
149	Conserving natural resources	6/25/2025 8:31 AM
150	Staying rural and a small tight knit community.	6/25/2025 8:01 AM
151	Road maintenance seems to be improving. Dollar General is helpful.	6/25/2025 6:01 AM
152	Better road maintenance Rebuilt restaurants	6/24/2025 7:51 AM
153	Only been here less than 5 years. Not sure.	6/23/2025 11:51 PM
154	Roads have improved.	6/23/2025 5:23 PM
155	I'm extremely satisfied with the things you get for the amount of taxes you pay	6/23/2025 5:00 PM
156	Nanotechnology sire	6/23/2025 2:06 PM
157	Increase in recreational activities	6/19/2025 3:13 PM
158	Everything	6/19/2025 11:38 AM
159	Increased taxes, decreased services.	6/18/2025 11:12 PM
160	New town supervisor Bob has been a great improvement.	6/18/2025 10:15 PM
161	Decent businesses	6/18/2025 8:56 PM
162	increase in tourism	6/18/2025 9:32 AM
163	there has not been any.	6/18/2025 7:47 AM
164	More accommodating to recreational sports. Good for economy.	6/18/2025 5:07 AM
165	Opening of town roads to ATV traffic	6/17/2025 11:17 PM
166	Recreation has increased which in turn has helped some residential growth	6/17/2025 9:11 PM
167	I can't think of any other then the new town hall	6/17/2025 8:57 PM
168	The recreational opportunities	6/17/2025 7:04 PM
169	Not to much	6/17/2025 6:58 PM
170	Na	6/17/2025 2:36 PM
171	Town barn/buildings & library	6/17/2025 2:10 PM

Town of Greig Comprehensive Plan - Community Survey

172	Increased trail access for ATV riding	6/17/2025 12:40 PM
173	More folks are looking for recreational opportunities	6/17/2025 12:08 PM

## Q22 What are the biggest challenges currently facing Greig?

Answered: 177 Skipped: 117

#	RESPONSES	DATE
1	No store, seasonal tourists	10/19/2025 5:42 PM
2	How to create a community with such differing economic circumstances	10/14/2025 6:13 PM
3	People moving in for vacation homes and leaving others with no property choices.	10/14/2025 11:10 AM
4	Over taxed	10/14/2025 12:55 AM
5	Too many rentals	10/12/2025 3:09 PM
6	None	10/9/2025 5:29 PM
7	Noise levels from atvs	10/9/2025 5:10 AM
8	NEED BETTER ROAD MAINTANCE. IMPROVE YOUR ROAD SIGNS	10/7/2025 9:10 PM
9	Over expansion of Brantingham...land development	10/7/2025 6:33 PM
10	Lack of business and services due to restrictions in zoning regulations.	10/7/2025 6:00 PM
11	A Us and Them mentalty	10/7/2025 4:06 PM
12	Over crowded	10/7/2025 2:34 PM
13	Taxes, crime	10/7/2025 12:57 PM
14	Ensuring the popularity doesnt destroy the character	10/7/2025 7:42 AM
15	Lack of a way to get to town (Lowville) without driving - maybe a scheduled shuttle?	10/7/2025 2:29 AM
16	Again, to many rentals, which allow too many transients, who don't give a hoot about the rules, and the land owners	10/6/2025 3:11 PM
17	Over population from out of towners buying. ATV taking over roads heavy traffic on roads.	10/6/2025 9:47 AM
18	Post Office located outside of community	10/6/2025 9:38 AM
19	Over population	10/6/2025 9:35 AM
20	Lack of tax base. Relying on seasonal properties is risky for the maintenance of taxation levels. Preservation of the environmental charm. Overuse of the private lake without restrictions with speed boat size and number is dangerous. I worry incessantly about an accident on the lake that would be life altering.	10/5/2025 8:06 PM
21	Lake residence do not any of the Town of Greig residence to use the lake....have been personally harassed by lake residence	10/5/2025 6:39 PM
22	It's becoming very busy	10/5/2025 8:15 AM
23	Atvs and utvs lack of town leadership	9/24/2025 1:24 PM
24	Too many non-residents ignoring safety and highway rules.	8/25/2025 1:33 PM
25	medical support for the community	8/25/2025 1:27 PM
26	Growth, taxes	8/25/2025 1:12 PM
27	Growth of new development & infrastructure needed to support	8/25/2025 1:01 PM
28	Keeping taxes low Getting better internet	8/25/2025 12:52 PM
29	Over taxes	8/25/2025 12:41 PM
30	How to raise revenue without the burden to existing residents and landowners	8/25/2025 12:18 PM

Town of Greig Comprehensive Plan - Community Survey

31	Becoming too populated	8/25/2025 11:29 AM
32	Controlling the urban sprawl--Do not or rezone to allow more building	8/25/2025 10:56 AM
33	Influx of people	8/25/2025 10:45 AM
34	unknown	8/25/2025 10:35 AM
35	Beer cans on roads, Taxes	8/25/2025 10:24 AM
36	Property taxes	8/25/2025 10:15 AM
37	Unregulated growth growth, lack of code enforcement	8/24/2025 7:43 PM
38	Getting laws enforced	8/24/2025 7:33 PM
39	Too many state mandates	8/24/2025 7:25 PM
40	Doesn't have any right now	8/24/2025 7:07 PM
41	NOT my fight-I'm a visitor	8/24/2025 6:45 PM
42	Housing costs for working class families	8/24/2025 6:35 PM
43	Boards getting along	8/24/2025 6:16 PM
44	More improvements to people's homes (new and old) yet taxes go up and get less for it	8/24/2025 6:07 PM
45	City people moving in	8/24/2025 5:47 PM
46	?	8/24/2025 2:30 PM
47	high property taxes, regulating short term rentals	8/24/2025 2:18 PM
48	Becoming more diverse	8/24/2025 1:52 PM
49	Balancing Assessments	8/24/2025 1:44 PM
50	population at the lake	8/24/2025 1:34 PM
51	Not sure	8/24/2025 12:49 PM
52	Growth	8/24/2025 12:40 PM
53	Roads to get to land, but also past charm	8/24/2025 12:17 PM
54	Improve the Town-beautify/attract small businesses	8/24/2025 11:54 AM
55	Better housing opporuntiiies	8/24/2025 11:46 AM
56	Traffic	8/23/2025 10:51 PM
57	Taxes	8/23/2025 10:41 PM
58	Having no rules or regulations for 4X4's or ATVs	8/23/2025 10:33 PM
59	Making improvements without losing the home town charm and increasing taxes	8/23/2025 10:22 PM
60	Encouraging and growth of business in the area. Some form of control of rentals	8/23/2025 10:12 PM
61	Possible over use of the lake, wooded areas, trails	8/23/2025 10:04 PM
62	ATV's	8/23/2025 9:57 PM
63	Tourism increase	8/23/2025 9:15 PM
64	To make it more inviting to get people involved in Town roles	8/23/2025 9:09 PM
65	I don't know	8/23/2025 7:57 PM
66	Raising the quality of life/property for those off Brantingham Hill	8/23/2025 7:45 PM
67	Have more business opportunities for locals	8/23/2025 7:24 PM
68	Resisting the urge to change	8/23/2025 6:41 PM

## Town of Greig Comprehensive Plan - Community Survey

69	Renters on water are too loud and inconsiderate	8/23/2025 6:06 PM
70	To keep it the way it is!	8/23/2025 5:28 PM
71	Lack of respect by out of town seasonal guests.	8/23/2025 5:16 PM
72	Influx of renters	8/23/2025 5:07 PM
73	Loss of White Pines to insects	8/23/2025 5:00 PM
74	Population growth	8/23/2025 4:52 PM
75	Population growth	8/23/2025 4:20 PM
76	Development	8/23/2025 4:05 PM
77	Attempting to maintain status quo-failing to adapt	8/23/2025 3:55 PM
78	Not letting it turn into "Old Forge"- keeping the character while maintaining business opportunities	8/22/2025 11:43 AM
79	Perception that Brantingham is all of Greig	8/21/2025 3:05 PM
80	Too many rentals, noise, summertime crowding	8/21/2025 2:35 PM
81	We all have to "play nicely" in the same sandbox	8/21/2025 1:37 PM
82	Taxes too high with people coming in and building (rebuilding) expensive housing.	8/21/2025 1:23 PM
83	Our highways and bridges/keeping up with illegal building	8/21/2025 12:39 PM
84	Income of residents/jobs	8/21/2025 12:14 PM
85	N/A	8/21/2025 10:25 AM
86	too many rich people	8/21/2025 10:10 AM
87	Keeping taxes down	8/21/2025 9:58 AM
88	Getting good people in government positions who are independent without self-interest regarding important issues. Things have improved in recent years.	8/6/2025 2:25 PM
89	Balancing business growth without disrupting the natural resources and rural environment.	7/31/2025 12:06 PM
90	Preserving its qualities from 20 years ago	7/31/2025 11:47 AM
91	-	7/31/2025 11:21 AM
92	Unsure- not here often or long enough to say	7/30/2025 9:08 PM
93	There are essentially two separate communities- the lake and off the lake. Need to create a more cohesive ideal for the entire community	7/30/2025 7:20 AM
94	Creating and enhancing the town's identify and prudently developing existing and future community assets (private & public) for sustainable growth	7/29/2025 12:58 PM
95	not sure	7/28/2025 8:00 PM
96	Not enough snow for the businesses to survive some years. Taxes of course.	7/28/2025 4:29 PM
97	Business, code compliance	7/27/2025 12:27 PM
98	If it isn't broke , don't fix it	7/26/2025 7:08 AM
99	Highway dept	7/25/2025 9:33 PM
100	sustainability and employment opportunities	7/25/2025 6:44 PM
101	Over development	7/25/2025 3:15 PM
102	Managing over development and maintaining current property tax rates. Access to Internet for all. This is vital.	7/25/2025 3:02 PM
103	Lily pads and other vegetation destroying the Lily Pond,	7/23/2025 6:50 PM

## Town of Greig Comprehensive Plan - Community Survey

104	Increasing taxes, and overpopulation with renters.	7/23/2025 10:57 AM
105	Where's the money? We have increased tax base revenue but no services	7/22/2025 9:09 AM
106	Growth.	7/22/2025 8:40 AM
107	lawlessness. Loud machines (need a noise ordinance), trespassing on private property disrespect for our community	7/22/2025 7:24 AM
108	Air BNBs in the area for weekend renters there here for a good time but some are destructive to our neighborhood & becomes a free for all	7/21/2025 7:57 PM
109	Drugs and high taxes	7/20/2025 7:32 PM
110	Real estate, especially in Brantingham, is hard to come by and when it arises, the prices are far too high for most locals to afford. There's a large influx of seasonal residents/airbnbs/rentals/etc. Lack of interest in bettering the community. Lots of negativity with people trying to beautify areas, or bring new ideas. Park is underutilized and could offer great summer activities, community events, etc. Seems that only the Brantingham Arts Council offers any sense of community event-concerts, craft fair, etc.	7/18/2025 1:49 PM
111	Controlled growth	7/17/2025 9:55 AM
112	Power outages	7/13/2025 10:56 AM
113	Low tax base	7/13/2025 9:45 AM
114	Import visitors that don't follow ATV, UTV, side by side, snowmobile safety rules	7/11/2025 6:48 PM
115	Too many off road vehicles	7/11/2025 3:45 PM
116	Lack of jobs, difficult access to medical specialists	7/11/2025 9:13 AM
117	Renters not knowing laws and having no ATV, snowmobile, boating safety certificates.	7/9/2025 5:14 PM
118	Limited Lake access to residence of Greig	7/9/2025 11:19 AM
119	No tax base.	7/9/2025 8:47 AM
120	We really need a reasonable gas station and store right in town, not Brantingham. It would be great if local residents could use the lake. We need a public boat launch.	7/7/2025 9:46 AM
121	Uncertain	7/6/2025 10:26 AM
122	Population growth and handling traffic. Lack of a post office in the town of Greig.	7/3/2025 11:39 AM
123	Lack of sense of community and lack of businesses.	7/1/2025 2:52 PM
124	Regulating the recreational use and abuse of our community.	7/1/2025 2:43 PM
125	Taxes, lack of participation in governing, always controversy about development	6/30/2025 9:22 PM
126	Taxes are huge	6/30/2025 6:29 PM
127	Not sure, possibly health care?	6/30/2025 11:03 AM
128	Controlled growth. High property taxes.	6/30/2025 10:47 AM
129	No plan	6/30/2025 8:16 AM
130	Don't know	6/28/2025 7:37 PM
131	Renal properties	6/28/2025 4:51 PM
132	ATVs	6/28/2025 12:33 PM
133	Not sure	6/28/2025 9:24 AM
134	Noise pollution, litter, unsafe roads for walking, constant fireworks, spraying insects & the negative ramifications, crime, no public access to Brantingham lake, lack of good cell service & internet connectivity.	6/27/2025 3:42 PM
135	Push back from locals on Brantingham becoming the next old forge....would this be bad for the area?? No, if handled properly. Make this area a vacation destination of all things atv, snow,	6/27/2025 7:08 AM

## Town of Greig Comprehensive Plan - Community Survey

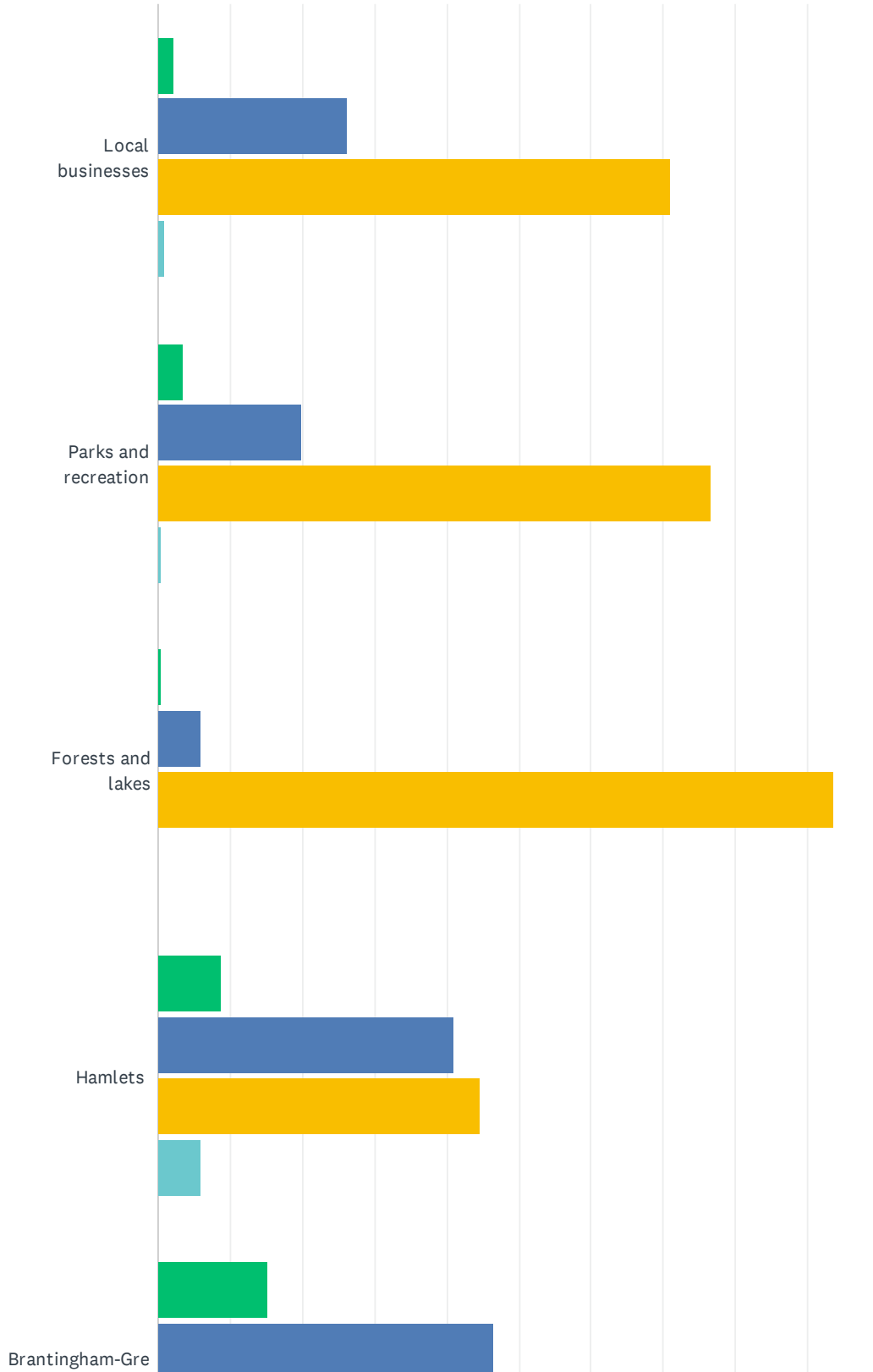
	ski, lake, golf, nature, hiking etc	
136	Very little leisure activity	6/26/2025 9:51 PM
137	Property owners who are buying or building new places simply for short term rental (e.g., AirBnB). Challenge is that the area loses some of its charm due to transient nature of pure rental properties.	6/26/2025 3:41 PM
138	I do not know	6/25/2025 11:23 PM
139	local vs seasonal resident friction	6/25/2025 9:20 PM
140	Attracting visitors, providing services for them (restaurants, boat rentals, trash disposal, maintenance, grocery/essentials, )	6/25/2025 6:54 PM
141	The number of distressed properties in disrepair.	6/25/2025 12:49 PM
142	A need for more policing during ATV and snowmobile seasons- people drive like lunatics. Lack of enforcement of ATV and Snowmobile trail rules.	6/25/2025 12:03 PM
143	Many properties seem to be building to rent. Renters tend to not be as invested in the area.	6/25/2025 10:00 AM
144	High tax rates, poor and expensive internet services, distance to major medical facilities, limited work opportunities in non-government funded high paying jobs.	6/25/2025 9:46 AM
145	Youth departing	6/25/2025 8:31 AM
146	Development.	6/25/2025 8:01 AM
147	Seems like it's hard to keep small businesses here. They add to the small town charm and local conveniences, but seem to struggle staying open.	6/25/2025 6:01 AM
148	Real-estate becoming expensive	6/24/2025 11:30 AM
149	How to balance the dependence on vacationers for the local business community and those of us preferring a quieter existence	6/24/2025 7:51 AM
150	not sure	6/23/2025 11:51 PM
151	Outside influences.	6/23/2025 5:23 PM
152	Not sure	6/23/2025 5:00 PM
153	Not sure	6/23/2025 2:06 PM
154	The peacefulness is slowly fading due to people coming into the area from out side no respect by UTVs snowless ect and exspensive buildings being built causing our taxes to increase LOCALS should be Grandfathered in to keep our taxes lower .	6/19/2025 11:28 PM
155	Keeping the small town feel and atmosphere.	6/19/2025 3:13 PM
156	Nothing	6/19/2025 11:38 AM
157	Managing growth and keeping the area somewhat the same. Not letting growth spoil why people come here.	6/18/2025 11:12 PM
158	Loud atv vehicals on the roads at all hours. Police doesnt do anything about it. Lacking local businesses. Lacking a dog park.	6/18/2025 10:15 PM
159	Keeping roads maintained	6/18/2025 8:56 PM
160	increase in motorboats on the lake and pollution to fisheries.	6/18/2025 9:32 AM
161	Brantingham and all there bitching and foolish ideas,	6/18/2025 7:47 AM
162	Accommodations for recreational sports.	6/18/2025 5:07 AM
163	The roadways, upkeep	6/18/2025 1:10 AM
164	UTV use of town roads with NO registrations required	6/17/2025 11:17 PM
165	Taxs	6/17/2025 9:57 PM
166	Need more families	6/17/2025 9:11 PM

## Town of Greig Comprehensive Plan - Community Survey

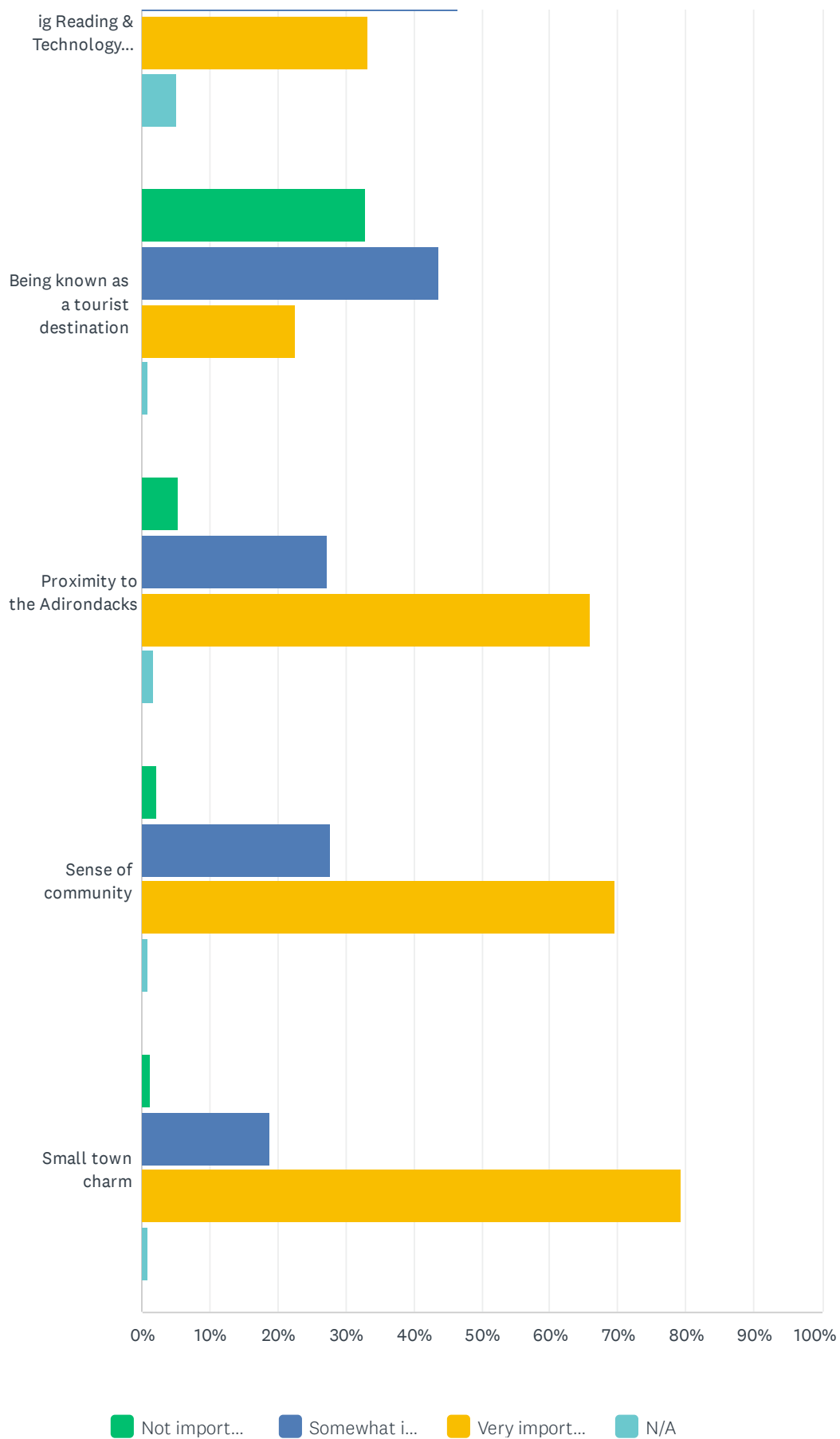
167	Does not attract young families and lack of good paying jobs	6/17/2025 8:57 PM
168	Trying to find a line between Protecting our small communities appeal and over regulation	6/17/2025 7:30 PM
169	The noise control The crime although not violent	6/17/2025 7:04 PM
170	Dealing with people not from this area or this state trying to change this area to be like whete they are from	6/17/2025 6:58 PM
171	Growth	6/17/2025 5:18 PM
172	Survival	6/17/2025 2:36 PM
173	Access to health care and post office	6/17/2025 2:10 PM
174	Lack of leadership. Roads sucks.	6/17/2025 12:55 PM
175	Out of area owners bringing in their 'big city' mentality or 'green' initiatives that mostly only benefit downstate	6/17/2025 12:40 PM
176	Need more businesses and tourist attractions	6/17/2025 12:22 PM
177	managing the growth, while encouraging continue recreation by all types, motorized non-motorized, summer, winter. At times there are large caravans of ATV's the majority of them not legal by NYS. OHV trails are a big draw and provide local merchants good revenue, sometimes the rowdy behaviour in large groups can be a turnoff.	6/17/2025 12:08 PM

### Q23 On a scale of one to three, how important are the following to the character of Greig?

Answered: 251 Skipped: 43



# Town of Greig Comprehensive Plan - Community Survey

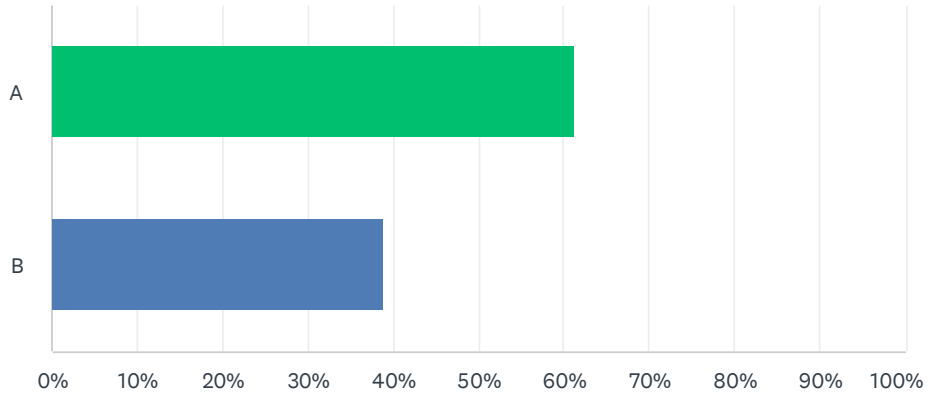


Town of Greig Comprehensive Plan - Community Survey

	NOT IMPORTANT	SOMEWHAT IMPORTANT	VERY IMPORTANT	N/A	TOTAL	WEIGHTED AVERAGE
Local businesses	2.05% 5	26.23% 64	70.90% 173	0.82% 2	244	2.69
Parks and recreation	3.31% 8	19.83% 48	76.45% 185	0.41% 1	242	2.73
Forests and lakes	0.40% 1	6.07% 15	93.52% 231	0.00% 0	247	2.93
Hamlets	8.64% 19	40.91% 90	44.55% 98	5.91% 13	220	2.38
Brantingham-Greig Reading & Technology Center	15.19% 36	46.41% 110	33.33% 79	5.06% 12	237	2.19
Being known as a tourist destination	32.92% 79	43.75% 105	22.50% 54	0.83% 2	240	1.89
Proximity to the Adirondacks	5.28% 13	27.24% 67	65.85% 162	1.63% 4	246	2.62
Sense of community	2.03% 5	27.64% 68	69.51% 171	0.81% 2	246	2.68
Small town charm	1.22% 3	18.70% 46	79.27% 195	0.81% 2	246	2.79

Q24 The Town is currently exploring options for new logos and branding and wants your input. The winning graphics will be used on Town print materials and the Town website. Please vote for your favorite designs by selecting A or B.

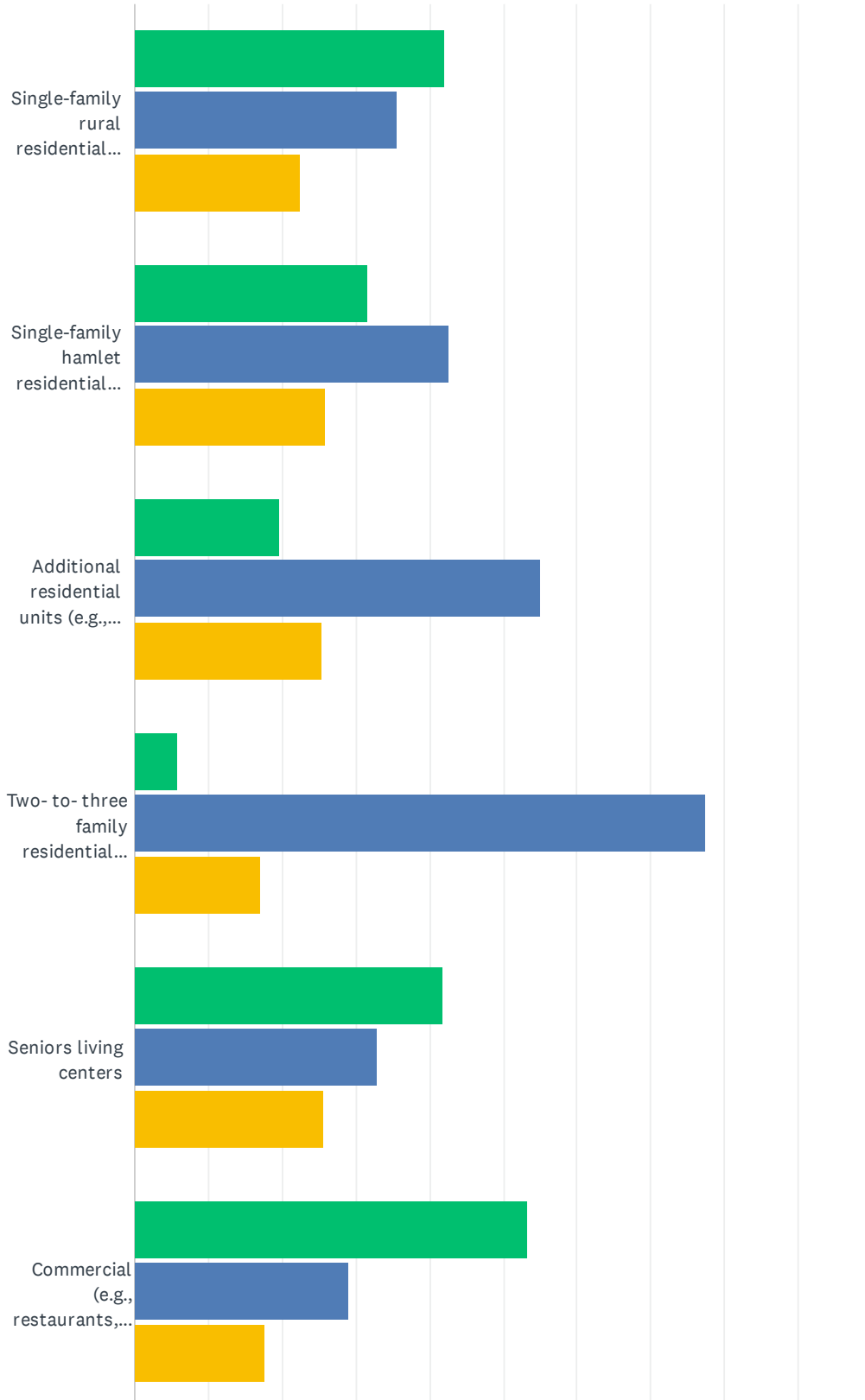
Answered: 198 Skipped: 96



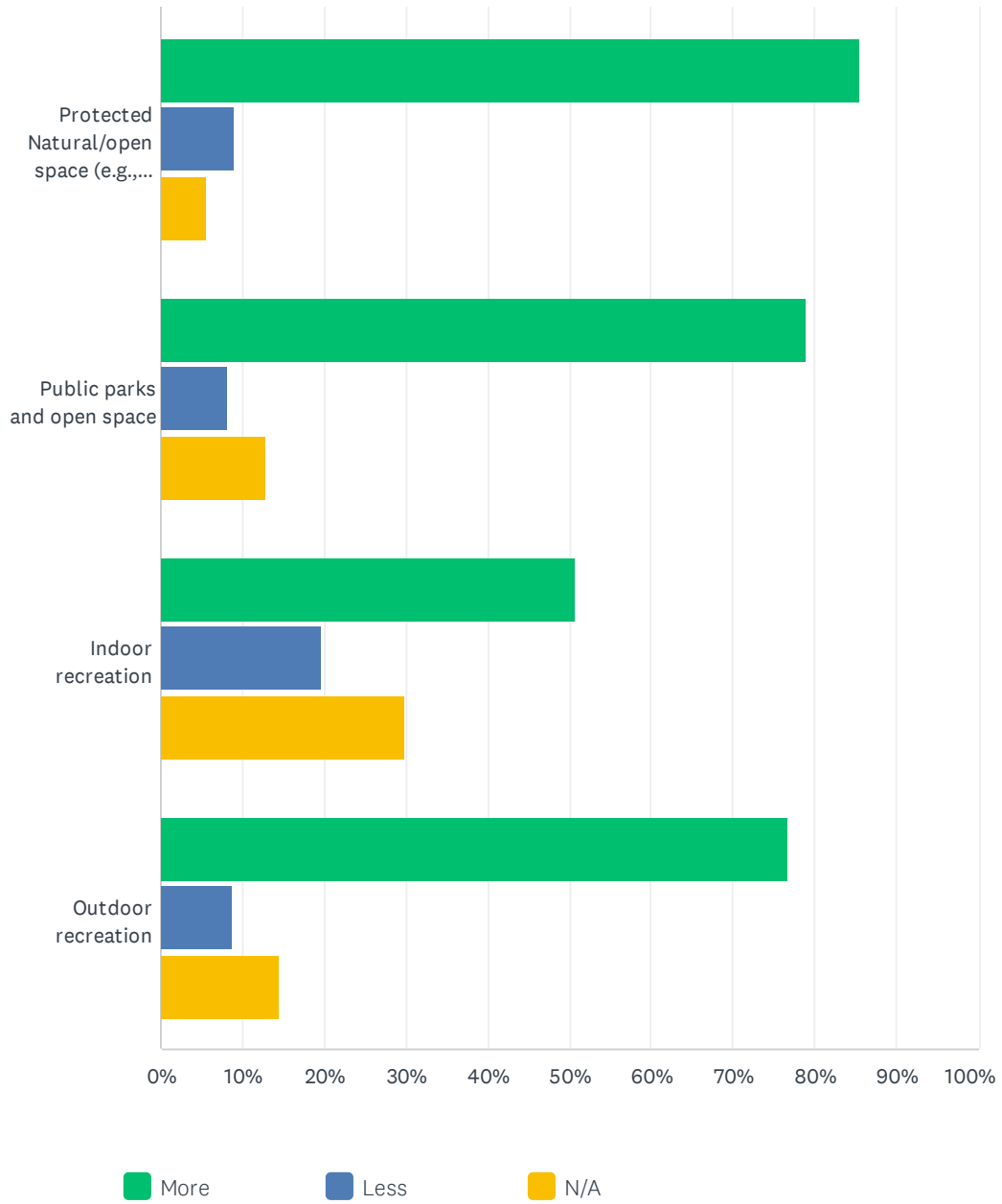
ANSWER CHOICES	RESPONSES	
A	61.11%	121
B	38.89%	77
TOTAL		198

# Q25 Would you like to see more or less of the following types of land uses?

Answered: 244 Skipped: 50



# Town of Greig Comprehensive Plan - Community Survey



Town of Greig Comprehensive Plan - Community Survey

	<b>MORE</b>	<b>LESS</b>	<b>N/A</b>	<b>TOTAL</b>
Single-family rural residential (e.g., more homes on larger lots outside of hamlets)	42.11% 96	35.53% 81	22.37% 51	228
Single-family hamlet residential (e.g., more homes in and around the hamlets)	31.58% 72	42.54% 97	25.88% 59	228
Additional residential units (e.g., granny suites, garage suites)	19.56% 44	55.11% 124	25.33% 57	225
Two- to- three family residential (e.g., townhouses)	5.65% 13	77.39% 178	16.96% 39	230
Seniors living centers	41.70% 93	32.74% 73	25.56% 57	223
Commercial (e.g., restaurants, retail, personal services, offices)	53.30% 121	29.07% 66	17.62% 40	227
Protected Natural/open space (e.g., forests and fields)	85.47% 200	8.97% 21	5.56% 13	234
Public parks and open space	78.97% 184	8.15% 19	12.88% 30	233
Indoor recreation	50.67% 114	19.56% 44	29.78% 67	225
Outdoor recreation	76.75% 175	8.77% 20	14.47% 33	228

## Q26 Are there any specific types of businesses you would like to see in Greig?

Answered: 144 Skipped: 150

#	RESPONSES	DATE
1	Small grocery, recreation hub, eatery	10/14/2025 6:17 PM
2	No	10/14/2025 11:13 AM
3	Small convenience store and coffee spot.	10/10/2025 8:58 PM
4	Driving Range-More boat ATV sled repair / dealership	10/9/2025 5:32 PM
5	More restaurants / cafes, gift shops, build up the downtown of Lowville in general where you may want to walk around to shop and have lunch.	10/9/2025 8:17 AM
6	Post office satellite office, farmers mkt on Sat am, small property management business, healthier choices for food options at existing restaurants	10/9/2025 5:14 AM
7	Bakery, meat market, miniature golf, vehicle repair, bigger library community building. Marijuana dispensary and lounge, tiny home park for retired people on fixed income, cross country ski area with warming station and skating rink,	10/7/2025 6:13 PM
8	It would be nice if there was a post office in brantingham again. Also would be nice if greig store reopened	10/7/2025 2:33 AM
9	The store back	10/6/2025 6:55 PM
10	N/A	10/6/2025 3:14 PM
11	Store options	10/6/2025 9:53 AM
12	Fitness center/gym	10/6/2025 9:47 AM
13	Grocery, post office, community garden/root farm	10/6/2025 9:44 AM
14	Hard to hear, but perfect the way it is. I know there is a future, butni am thankful for the wonderful space we have.	10/5/2025 8:10 PM
15	Public Lake access for swimming and fishing	10/5/2025 6:42 PM
16	Diner	10/5/2025 4:58 PM
17	More groomed cross country ski trails, bike trails,	9/24/2025 1:28 PM
18	No answer	8/25/2025 1:34 PM
19	A place with fuel, sports shop	8/25/2025 1:13 PM
20	Post office, local crafts & farm stands	8/25/2025 1:02 PM
21	Better dining experiences Convenience store	8/25/2025 12:53 PM
22	No, but I would like more internet towers	8/25/2025 12:42 PM
23	Post office and/or drop box	8/25/2025 12:26 PM
24	Re Logo: has anyone ever said they were the Gateway to anywhere and been happy about it? Commercial-- maybe in the Valley Parks/Open space & outdoor recreation are Ample	8/25/2025 10:58 AM
25	Pay as you go seasonal dump Re. Land Use: Maintain as is	8/25/2025 10:37 AM
26	Dog Park	8/25/2025 10:25 AM
27	Gas Station	8/25/2025 10:16 AM

Town of Greig Comprehensive Plan - Community Survey

28	NO	8/24/2025 7:34 PM
29	Restaurants	8/24/2025 7:18 PM
30	Gas stations. Small groceries store- wish one was there	8/24/2025 7:08 PM
31	NO	8/24/2025 6:36 PM
32	more walking trails	8/24/2025 6:26 PM
33	store	8/24/2025 6:17 PM
34	No	8/24/2025 6:08 PM
35	Store	8/24/2025 5:58 PM
36	Hardware, restaurants	8/24/2025 5:48 PM
37	NO	8/24/2025 2:30 PM
38	Restaurants	8/24/2025 2:20 PM
39	Laundry, Car wash	8/24/2025 1:53 PM
40	post office, small eating places	8/24/2025 1:45 PM
41	restaurants	8/24/2025 1:36 PM
42	small organic farms	8/24/2025 1:12 PM
43	Dollar General Market	8/24/2025 12:57 PM
44	Short term rentals, restaurant	8/24/2025 12:50 PM
45	Local gas station and boat repair	8/24/2025 12:33 PM
46	TRained EMT's as the population ages	8/24/2025 12:26 PM
47	Small grocery store	8/24/2025 12:18 PM
48	Bakery, laundromat, car/boat/dog wash	8/24/2025 11:55 AM
49	Medical rehab and research	8/24/2025 11:47 AM
50	Convenience store, restaurant, bar & grill	8/23/2025 10:53 PM
51	Coffee shop, gathering spot, bookstore	8/23/2025 10:42 PM
52	Stewarts	8/23/2025 10:34 PM
53	Absolutely no family dollar, no commercial chains	8/23/2025 10:24 PM
54	Grocery Store and Post Office in B'ham	8/23/2025 10:13 PM
55	restaurants	8/23/2025 10:05 PM
56	Organic Foods	8/23/2025 9:58 PM
57	Post Office	8/23/2025 9:23 PM
58	No	8/23/2025 9:16 PM
59	Bowling	8/23/2025 9:09 PM
60	NO	8/23/2025 7:58 PM
61	Comments: Define hamlet, poor questions; Re Logo: Waste of time & money on Greig Branding. Value of branding is in Bham bringing off water and on water addresses to feel part of the community Re businesses: post office, more carpenters, cleaners, plumbers	8/23/2025 7:48 PM
62	General Store, bigger gas station	8/23/2025 7:28 PM
63	None	8/23/2025 7:13 PM
64	Restaurants	8/23/2025 7:05 PM

Town of Greig Comprehensive Plan - Community Survey

65	Return of Greig Store	8/23/2025 6:20 PM
66	General Store	8/23/2025 5:50 PM
67	Grocery store	8/23/2025 5:17 PM
68	NONE	8/23/2025 5:01 PM
69	Post office/mail delivery to Brantingham	8/23/2025 3:56 PM
70	I like what we have. I would hate to lose what we've got. I wish it were easier for an "outsider" to find local businesses and services	8/22/2025 11:45 AM
71	NO	8/22/2025 11:33 AM
72	Gas Station	8/22/2025 11:26 AM
73	Convenience store with gas	8/21/2025 3:19 PM
74	Family businesses	8/21/2025 3:06 PM
75	Maybe just a small gift shop or corner store, nothing big	8/21/2025 2:37 PM
76	Aldi's, DG Market in Brantingham	8/21/2025 2:24 PM
77	Grocery Store	8/21/2025 1:38 PM
78	More doctor's offices	8/21/2025 1:24 PM
79	Hunting, Fishing, Groceries	8/21/2025 12:40 PM
80	So tough to keep going. Post Office!!	8/21/2025 12:16 PM
81	Law offices, health care, Recreational Businesses, Park Protection	8/21/2025 10:27 AM
82	It's fine as it is	8/21/2025 10:12 AM
83	Grocery store	8/21/2025 9:59 AM
84	We don't need more commercial business. There are plenty within the area and close proximity.	8/6/2025 2:29 PM
85	Not really. We've got a couple restaurants, boat & snow mobile repair and a general store. And Lyons Falls and Lowville have groceries, hardware and general stores. Keep it quiet, don't turn it into tourist trap like Old Forge.	7/31/2025 12:15 PM
86	A Post Office extension	7/30/2025 7:22 AM
87	Indoor pickleball, more places to eat.	7/28/2025 4:33 PM
88	Full grocery store	7/27/2025 12:31 PM
89	Mom and pop no commercial businesses	7/26/2025 7:11 AM
90	Gas station	7/25/2025 9:35 PM
91	na	7/25/2025 6:46 PM
92	Convenience store	7/25/2025 3:19 PM
93	Not that at this time.	7/25/2025 3:02 PM
94	More restaurants, storage and repair shops for boats and recreational vehicles,	7/23/2025 6:52 PM
95	No, we have everything that we need.	7/23/2025 11:00 AM
96	no	7/22/2025 7:29 AM
97	N/A	7/21/2025 8:01 PM
98	Restaurants that dont cost a fortune to eat at	7/20/2025 7:35 PM
99	Any local small business is always great! Daycare or summer program for kids? Diner for breakfast. No dollar general-ha!	7/18/2025 1:55 PM

Town of Greig Comprehensive Plan - Community Survey

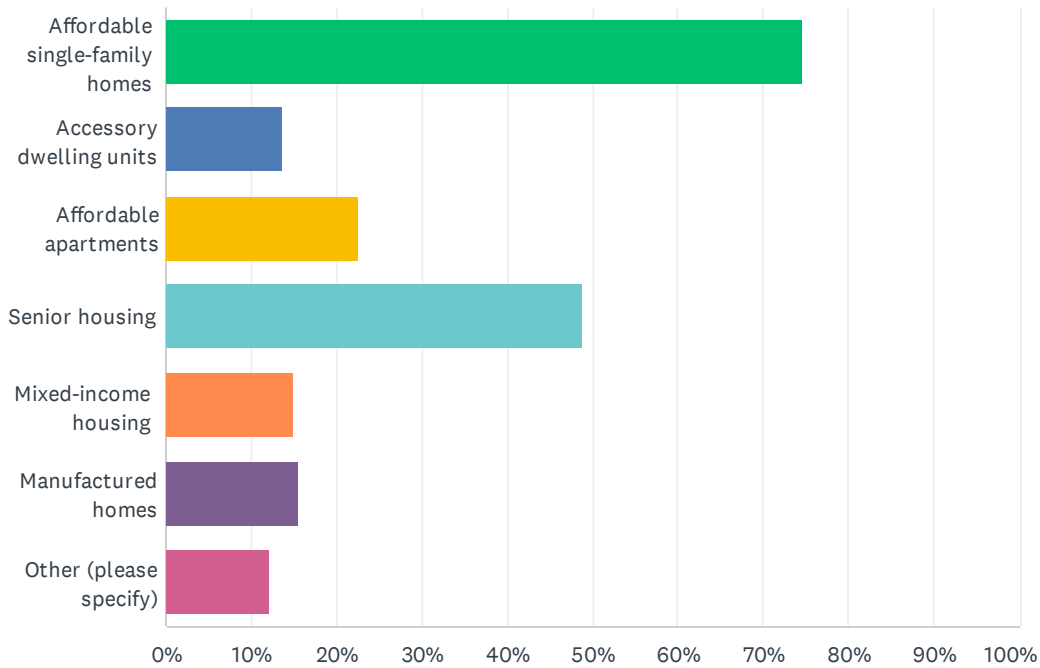
100	Grocery store	7/17/2025 9:58 AM
101	gas station with reasonable prices otherwise it not worth it	7/15/2025 4:27 PM
102	Post Office	7/13/2025 10:58 AM
103	Restaurants	7/11/2025 6:50 PM
104	Modern Gas station, brewpub, more nice lodging like Raven acres	7/11/2025 9:18 AM
105	Breakfast restaurant,	7/9/2025 5:18 PM
106	Small local owned grocery/gas store. Hip camps. Tubing/kayak rentals for river tubing. ATV car wash.	7/9/2025 12:29 PM
107	Boat, jet ski rentals Beach access to the lake for residence	7/9/2025 11:22 AM
108	Nothing in particular.	7/9/2025 8:50 AM
109	maybe small locally owned shopping centers or markets	7/7/2025 12:08 PM
110	A gas station with competitive prices and a small convenience store.	7/7/2025 9:48 AM
111	Some type of indoor recreation that doesn't involve a bar room.	7/3/2025 11:44 AM
112	Post office, convenience/hardware store, ice cream/mini golf,	7/1/2025 3:00 PM
113	A post office, at least a mailbox in Brantingham,	6/30/2025 9:26 PM
114	It would be great to have a strip of storefront, a post office, cafe, ice cream shop, etc.	6/30/2025 8:20 AM
115	Wegmans	6/28/2025 5:00 PM
116	None	6/28/2025 9:27 AM
117	Bait shop, ice cream shop	6/27/2025 3:49 PM
118	hardware store, powersport dealer/shop, More robust convenient store, pizza shop, clothing/gift shop with local wears	6/27/2025 7:27 AM
119	Brewery, arts center, roller skating, drive in theater, petting zoo, farmers market	6/26/2025 9:53 PM
120	nothing specific	6/25/2025 11:29 PM
121	restaurant, food stores	6/25/2025 9:22 PM
122	Official Grocery store/convenience store	6/25/2025 6:57 PM
123	Small gas station /mini-market (replacement for Greig Store but with gas).	6/25/2025 12:56 PM
124	Sporting goods,	6/25/2025 12:07 PM
125	Those which can maintain neat and attractive facilities which are compatible with the environment. No more solar panel farms and no wind farms in the town.	6/25/2025 9:51 AM
126	Maybe a diner.	6/25/2025 8:04 AM
127	Something similar to the Greig Store to replace it, that isn't right in Brantingham, would be great	6/25/2025 6:04 AM
128	Not really	6/24/2025 7:41 PM
129	Gas station	6/24/2025 7:53 AM
130	Restaurant	6/23/2025 5:05 PM
131	I miss the Greig store, however, it's too season and too expensive so going to Lyons Falls and Lowville is easy. Greig needs to stay the way it is.. NO large building. Small businesses are great (family owned and operated) This is not a place to "think big" it's a place to protect and enhance.	6/20/2025 2:40 PM
132	Animal vets Walk in Er clinics	6/19/2025 11:33 PM
133	Post office	6/19/2025 11:41 AM

## Town of Greig Comprehensive Plan - Community Survey

134	Fishing supply store, A hardware store, gas station/convenience store.Dog groomer/boarding	6/18/2025 10:19 PM
135	Convenience store	6/18/2025 8:55 PM
136	local food market, farmers market, miniature golf, youth center for rainy days with pool tables and pin ball and such, driving range for golf,	6/18/2025 9:43 AM
137	none ...	6/18/2025 7:51 AM
138	Restaurant and outdoor entertainment area for town organized gathering events ...ie local concerts	6/18/2025 5:11 AM
139	Farmers market	6/18/2025 1:12 AM
140	More campgrounds/RV parks	6/17/2025 11:20 PM
141	Grocery store	6/17/2025 9:00 PM
142	Farm market small market gas station	6/17/2025 7:35 PM
143	Nope	6/17/2025 7:00 PM
144	Encourage and Keep LOCAL business. Not major chain places	6/17/2025 12:41 PM

Q27 Affordable housing refers to homes priced so individuals and families can afford them without spending more than 30% of their income on housing costs. It includes a range of housing options, such as single-family homes and apartments, and ensures people of different income levels can live in safe, decent housing. What types of affordable housing options would you support in Greig? (Check all that apply).

Answered: 213 Skipped: 81



ANSWER CHOICES	RESPONSES
Affordable single-family homes	74.65% 159
Accessory dwelling units	13.62% 29
Affordable apartments	22.54% 48
Senior housing	48.83% 104
Mixed-income housing	15.02% 32
Manufactured homes	15.49% 33
Other (please specify)	12.21% 26
Total Respondents: 213	

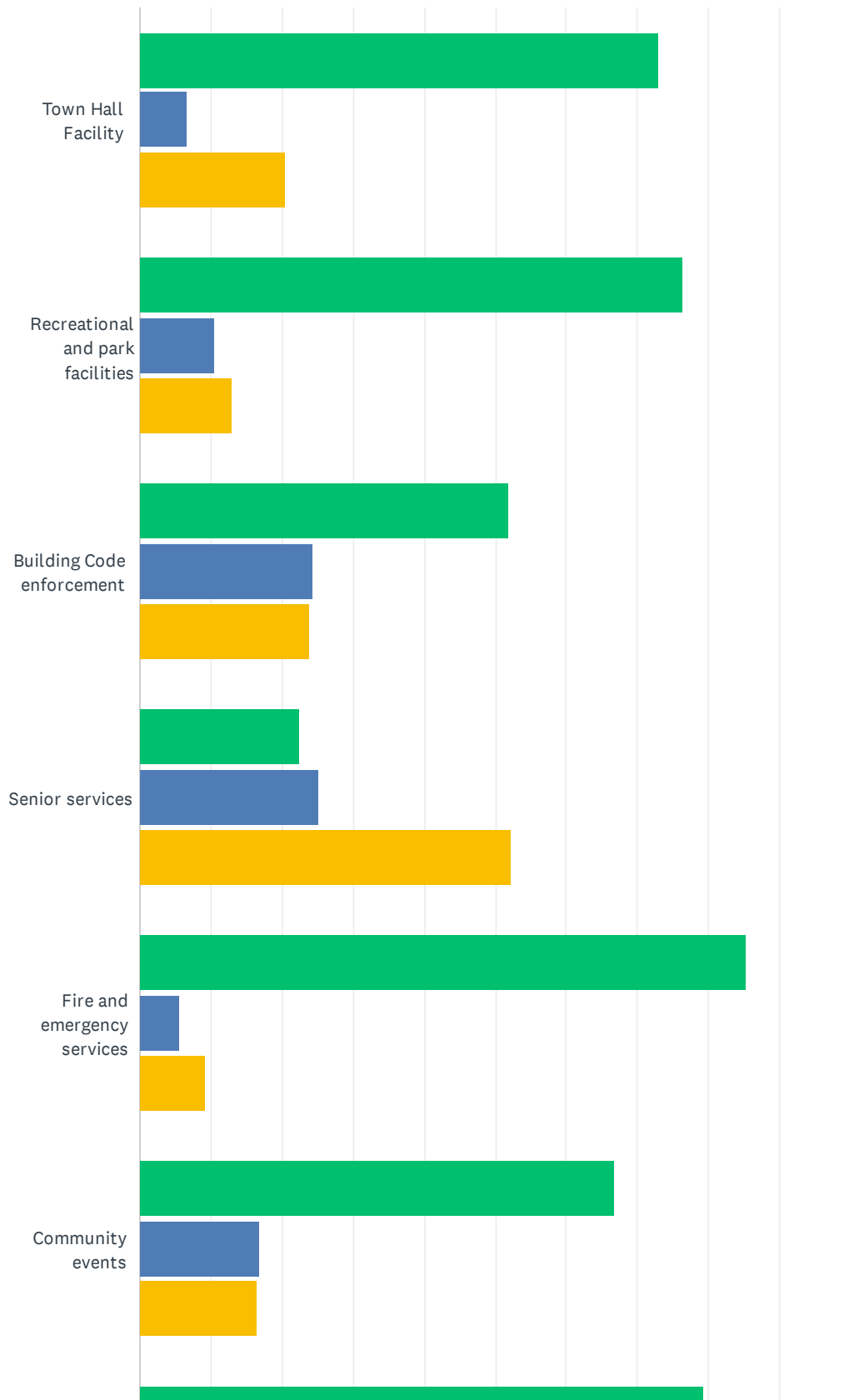
#	OTHER (PLEASE SPECIFY)	DATE
1	Tiny home parks with a small yard for each unit.	10/7/2025 6:14 PM
2	None of the above	10/6/2025 3:15 PM

Town of Greig Comprehensive Plan - Community Survey

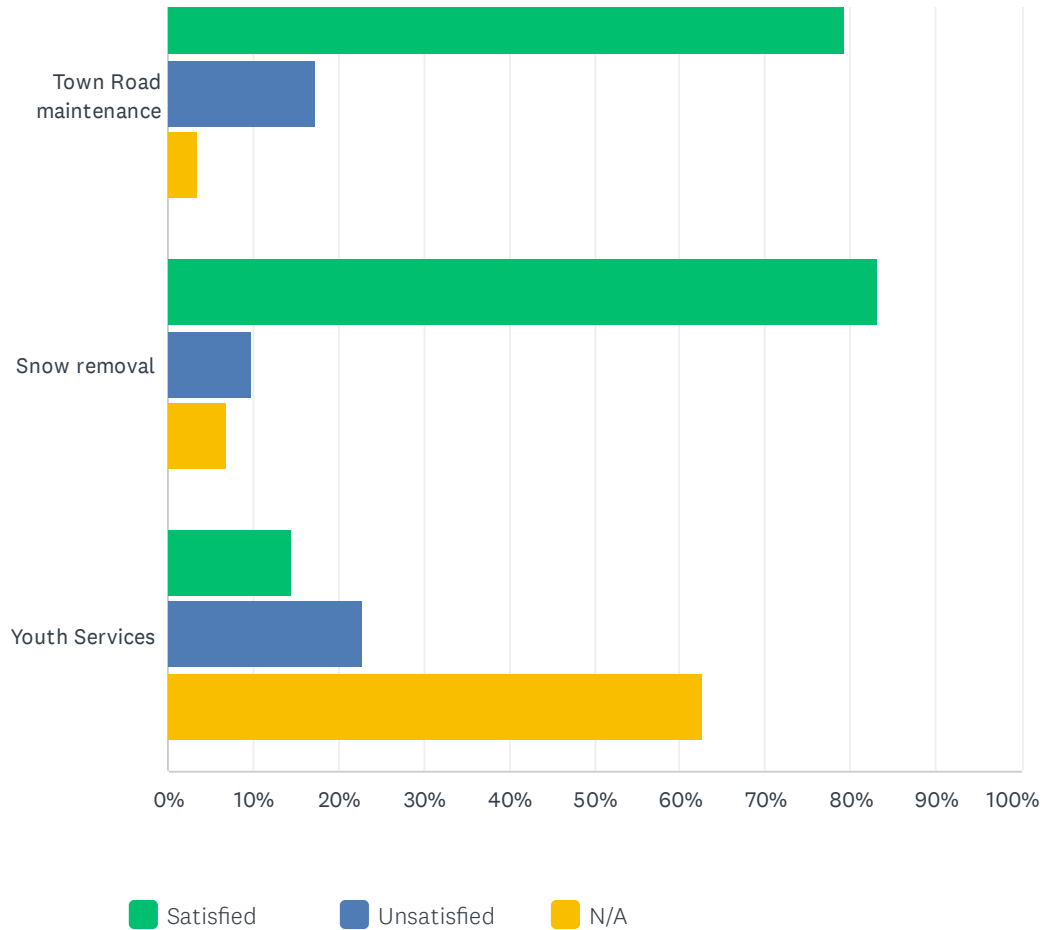
3	N/A	10/5/2025 6:43 PM
4	None	8/25/2025 12:53 PM
5	Good the way it is	8/25/2025 12:43 PM
6	NONE	8/25/2025 12:19 PM
7	Do not follow Hochul's agenda of affordable housing push. They can do that in Utica.	8/25/2025 10:59 AM
8	NONE	8/24/2025 7:34 PM
9	Don't have feelings about the above	8/24/2025 7:09 PM
10	NOT MY FIGHT!	8/24/2025 6:46 PM
11	NONE! Blame realtors for making housing unaffordable! There are plenty of housing units available, people want it for free	8/24/2025 6:09 PM
12	NONE	8/24/2025 1:25 PM
13	Tiny Houses	8/24/2025 12:50 PM
14	NONE! It's NOT the government's business to be involved w/housing	8/23/2025 9:35 PM
15	Affordable means inviting RiffRaff Make no mistake	8/23/2025 6:42 PM
16	NONE of the above	8/23/2025 5:02 PM
17	Manufactured houses on lots, not in parks	8/22/2025 11:45 AM
18	NONE	8/22/2025 11:34 AM
19	camps	8/21/2025 2:37 PM
20	Manufactured homes need rules; Tiny homes	8/21/2025 1:38 PM
21	None of the above. Taxes are out of sight now, this rural community is not in a position from a resource standpoint or based on its location in the County this to be a focus of our governmental officials.	8/6/2025 2:32 PM
22	I don't want to support the people who can't afford to live here.	7/23/2025 11:02 AM
23	I honestly think we have enough now!	6/25/2025 12:08 PM
24	Manufactured home are good but we do not need to build out this town.	6/20/2025 2:42 PM
25	none	6/18/2025 7:52 AM
26	None keep it out	6/17/2025 12:58 PM

# Q28 How satisfied are you with the following Town of Greig services?

Answered: 240 Skipped: 54



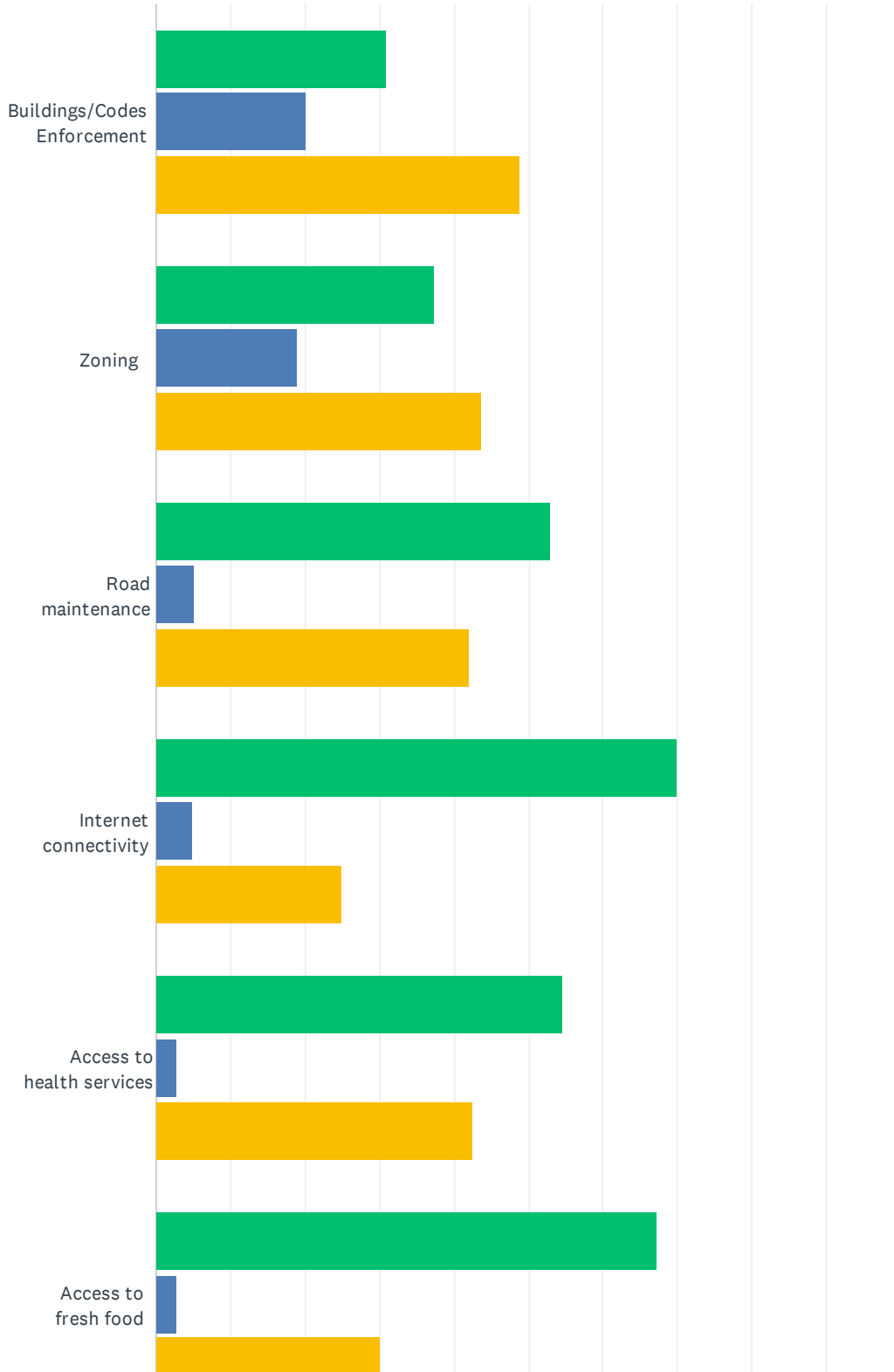
## Town of Greig Comprehensive Plan - Community Survey



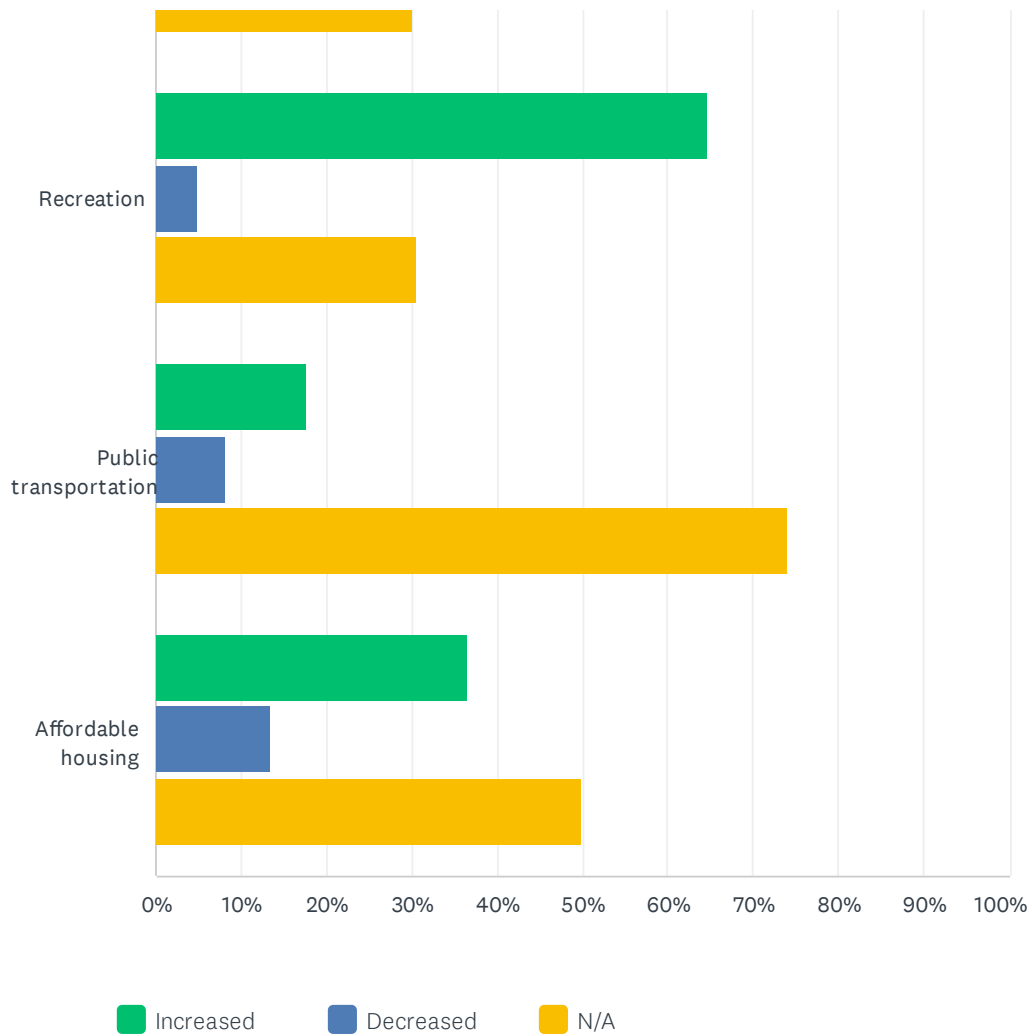
	SATISFIED	UNSATISFIED	N/A	TOTAL
Town Hall Facility	72.93% 167	6.55% 15	20.52% 47	229
Recreational and park facilities	76.42% 175	10.48% 24	13.10% 30	229
Building Code enforcement	51.80% 115	24.32% 54	23.87% 53	222
Senior services	22.43% 48	25.23% 54	52.34% 112	214
Fire and emergency services	85.28% 197	5.63% 13	9.09% 21	231
Community events	66.81% 151	16.81% 38	16.37% 37	226
Town Road maintenance	79.24% 187	17.37% 41	3.39% 8	236
Snow removal	83.19% 193	9.91% 23	6.90% 16	232
Youth Services	14.49% 31	22.90% 49	62.62% 134	214

# Q29 For each of the services below, please indicate whether you think the level of service is adequate, should be increased, or decreased in the Town

Answered: 146 Skipped: 148



## Town of Greig Comprehensive Plan - Community Survey



	INCREASED	DECREASED	N/A	TOTAL
Buildings/Codes Enforcement	30.94% 43	20.14% 28	48.92% 68	139
Zoning	37.23% 51	18.98% 26	43.80% 60	137
Road maintenance	52.90% 73	5.07% 7	42.03% 58	138
Internet connectivity	70.00% 98	5.00% 7	25.00% 35	140
Access to health services	54.68% 76	2.88% 4	42.45% 59	139
Access to fresh food	67.13% 96	2.80% 4	30.07% 43	143
Recreation	64.54% 91	4.96% 7	30.50% 43	141
Public transportation	17.78% 24	8.15% 11	74.07% 100	135
Affordable housing	36.57% 49	13.43% 18	50.00% 67	134

Town of Greig Comprehensive Plan - Community Survey

#	DO YOU HAVE COMMENTS ON WHY THE SERVICES SHOULD BE INCREASED OR DECREASED?	DATE
1	We don't need more regulations	10/7/2025 2:38 AM
2	Roads and services are adequate for the current population, too much of an increase will require infrastructure change, larger town maintenance departments, more oversight of properties and of course HIGHER TAXES	10/6/2025 3:21 PM
3	Brantingham rd is awful but think it's county. It keeps getting more narrow. Definitely needs to be maintained better.	10/6/2025 9:59 AM
4	Public Transportation- because of Seniors	8/25/2025 1:35 PM
5	Uber Lift or Bus from Utica Train	8/25/2025 1:28 PM
6	Just think about these (outside the box)	8/25/2025 1:14 PM
7	Internet- bad cell service in area; Health- nothing very close; Fresh food- closer local stores	8/25/2025 1:04 PM
8	Road maintenance-could do a better job clearing roads	8/25/2025 12:54 PM
9	Internet: to many people using loose connection; affordable housing- taxes are high enough; should have garbage pickup	8/25/2025 12:44 PM
10	Internet: Lines and Rough spots; Phones, More access	8/25/2025 12:35 PM
11	Building and Codes- needs improvement; Road Maintenance- adequate	8/25/2025 12:27 PM
12	Building Codes: Needs improvement; others= adequate; Affordable Housing= N/A	8/25/2025 12:20 PM
13	Internet: Not available on the Lyonsdale end of North/South Road	8/25/2025 11:31 AM
14	Senior Services: Are there any? Snow Removal- a bit too much; Public transportation- do not need; Affordable Housing- do not need it here	8/25/2025 11:00 AM
15	Road maintenance and Recreation= adequate	8/25/2025 10:37 AM
16	Want a dog park; No shoulder on blind hill Long Pt.; Hill is slippery-- too shaded	8/25/2025 10:28 AM
17	Adequate	8/24/2025 7:51 PM
18	Building Codes enforcement: Very selective, inconsistent	8/24/2025 7:45 PM
19	To much snow sleds, ATV UTV and Dirt Bikes	8/24/2025 7:36 PM
20	Adequate	8/24/2025 7:26 PM
21	NO MORE PAVED ROADS	8/24/2025 7:18 PM
22	Access to health needs improvement	8/24/2025 6:57 PM
23	Take off less snow	8/24/2025 6:47 PM
24	Zoning= VERY important	8/24/2025 6:37 PM
25	Building Codes- increase funding and employees; Zoning- needs improvement; Lack of WiFi, Limited facilities for health care and fresh food, public transportation is non-existent and affordable housing is limited	8/24/2025 6:29 PM
26	Building Codes/Zoning- No follow ups; Internet- very poor unless you live in Brantingham	8/24/2025 6:18 PM
27	Look around, rural homes are falling down, zero amenities, yet taxed like a city. Stop repaving paved roads, improve others. Horrible will never get better. 20 minutes to a hospital.	8/24/2025 6:11 PM
28	Building and Codes: Too stringent; Road maintenance: doesn't accommodate snowmobiles	8/24/2025 2:32 PM
29	Building Codes Enforcement: Lack of officer, Officer is over ridden by wealth; Codes: Needs to be better defined in Comprehensive Plan; Access to health: Emergency access needs to be improved; Fresh Food: None is available unless one grows it themselves; Public Transportation: More is needed, creativity might help	8/24/2025 1:57 PM
30	Re Building and Codes- unsatisfied-- Local enforcement	8/24/2025 1:46 PM

Town of Greig Comprehensive Plan - Community Survey

31	More pickle ball courts	8/24/2025 1:36 PM
32	Not enough for people	8/24/2025 1:13 PM
33	Pot holes	8/24/2025 1:05 PM
34	Building/Codes Enforcement: Encroaching on neighbors property	8/24/2025 12:34 PM
35	Have not been here long enough	8/24/2025 12:19 PM
36	Public Transportation- there is very little- understandable	8/24/2025 12:05 PM
37	Building Codes- People don't know options; Zoning-need w/cal CEO (?)	8/24/2025 11:57 AM
38	Look around; Needs to be public beach at Brantingham; Ruined by ATV's etc	8/23/2025 10:35 PM
39	Would like Brantingham to have its own code enforcement again	8/23/2025 10:25 PM
40	Building and Codes, Zoning, Roads- need improvement. Something needs to be done to offer consistency with rental properties. Roads are improving.	8/23/2025 10:15 PM
41	Building and Code enforcement needs improvement- not enforced	8/23/2025 9:49 PM
42	Shelf snow on snowmobile roads	8/23/2025 9:36 PM
43	Roads are in decent shape	8/23/2025 9:11 PM
44	As noted in various sections of the survey. I believe the process is in place but not followed by so many residents both year round and seasonal. Building and Codes: need more inspections of construction and information to owners about laws on the books, especially in fall, winter, and early spring when seasonal people and other around around to report violators. The result is the new additions aren't registered and they are not added to the tax rolls impacting the Town's revenues.	8/23/2025 8:26 PM
45	Zoning- too strict	8/23/2025 7:49 PM
46	Too strict laws in Adirondack Park; Need phone tower that works, limited access to fresh food, limited public transportation for elderly, affordable housing is limited and costly	8/23/2025 7:29 PM
47	Re: Internet Connectivity- Do not need	8/23/2025 7:15 PM
48	Re Buildings/Code Enforcement: Not being treated fairly	8/23/2025 6:51 PM
49	You don't seem to have a problem with trailers	8/23/2025 6:43 PM
50	Building Codes Enforcement/Zoning: NOT EQUAL FOR ALL	8/23/2025 6:35 PM
51	Re: Building Codes/Enforcement and Zoning: Seems all are not equal depends on who you are	8/23/2025 6:27 PM
52	Needs improvement: Access to health service, fresh food, public transportation, affordable housing	8/23/2025 6:08 PM
53	setbacks are excessive	8/23/2025 5:51 PM
54	Adequate	8/23/2025 5:31 PM
55	Internet & cell phone reception needs improvement	8/23/2025 4:54 PM
56	No where to get fresh produce	8/23/2025 4:22 PM
57	Focus on new construction (needs improvement); zoning=UNNECESSARY; Times change-need to adapt	8/23/2025 3:59 PM
58	Hard to interpret zoning rules and maps. Don't know where to get accurate info. Re: access to Fresh Food-I got to Lyons Falls; I don't support public transportation-wouldn't be fiscally sound.	8/22/2025 11:50 AM
59	Building Codes: Too many hoops to go through; Fire & EMS response is great in the area	8/21/2025 3:08 PM
60	Lots of people building without permits. Check on the back woods of the 2/3 properties directly west of 6342 Partridgeville Road owned by Steve Paragon Trehune several rentals built without permits!	8/21/2025 2:40 PM
61	Internet is very poor in Brantingham. Tower is too loaded in summer; terrible reception; No phone call reception at all times.	8/21/2025 1:28 PM

## Town of Greig Comprehensive Plan - Community Survey

62	law enforcement is existent	8/21/2025 12:56 PM
63	As mentioned earlier, if the area wants to prosper and grow it needs to protect the natural resources and beauty that people value over anything else.	8/6/2025 2:38 PM
64	Already described, zoning restrictions on existing lake front properties is oppressive and unreasonable.	7/31/2025 12:48 PM
65	Road maintenance shouldn't necessarily be increased, but better balanced with winter snowmobile use.	7/31/2025 11:48 AM
66	the current road maintenance is quite good and doesn't need to be increased	7/29/2025 1:08 PM
67	No	7/28/2025 4:38 PM
68	Health/safety	7/27/2025 12:33 PM
69	For winter activities, snow removal should be done in a fashion to accommodate the snowmobiling season and attract more visitors, rather than plowing Segways to trails and our businesses	7/26/2025 7:18 AM
70	We have hospitals and Doctors offices close by.	7/23/2025 11:05 AM
71	No	7/21/2025 8:05 PM
72	No	7/13/2025 11:00 AM
73	Building code is so picky	7/9/2025 5:22 PM
74	I chose n/a for most because they are adequate as is. We don't need a huge government.	7/9/2025 12:35 PM
75	Increase lake access for residence	7/9/2025 11:24 AM
76	Shoulders on the roads would make it safer for pedestrians.	7/3/2025 11:50 AM
77	I think we need a community building that provides a space for varied activities. The current Town building has been very generous in allowing groups to take over space but activities that meet a variety of diverse needs could be better planned with a community center. If there was a park's recreation coordinator, there could be activities planned for members of all ages that could build community spirit. Currently , I believe that many have the attitude that they will build or do what they want and ask forgiveness later because that has worked for them. There is a reason we have zoning codes but there are no need for codes if they aren't enforced.	7/1/2025 3:14 PM
78	Ambulance service: LCSR and Lyons Fall rescue are excellent, however 30 minute response time is too long in a life threatening emergency.	7/1/2025 2:52 PM
79	Cell service needs improvement	6/30/2025 9:28 PM
80	Walking trails that are not beat up ATV or snowmobile trails are desperately needed	6/28/2025 5:06 PM
81	I believe the N/A and less that I have marked are sufficient in our area for my family.	6/28/2025 9:31 AM
82	Internet needs improving lately.	6/27/2025 4:02 PM
83	Should have an urgent care, and internet connectivity is an issue	6/26/2025 9:56 PM
84	There should be clear and enforced expectations (e.g., building codes) and clear zoning requirements to maintain the objective of the towns Comprehensive Plan. Technology access (internet) throughout the town should be easy and widespread.	6/26/2025 3:48 PM
85	no	6/25/2025 11:33 PM
86	could use another cell provider other than spectrum	6/25/2025 9:24 PM
87	There doesn't appear to be any zoning. Seems like any type of structure can be built or forgotten.	6/25/2025 12:59 PM
88	The number of homes has increased, but only to be rented by people, who in too many cases don't care about rules, property, environment (specifically throwing trash on the the roads, speeding, lack of respect for property owners, etc)!	6/25/2025 12:14 PM
89	Internet connectivity is important both to attract business and seasonal residents. There are	6/25/2025 9:55 AM

## Town of Greig Comprehensive Plan - Community Survey

too many junk ladden and poorly maintained properties in the township which could be remediated through tougher enforcement of building and zoning code regulations..

90	Although road maintenance has improved over the last 10+ years, it still has quite a bit of room for improvement especially in winter months.	6/25/2025 6:08 AM
91	Internet connectivity through cellular service has gotten worse in the last 5 years	6/24/2025 7:48 PM
92	Greig needs to be competitive with surrounding communities but maintain its current rustic charm	6/23/2025 5:28 PM
93	Too much government on people's property. Guidelines are important to maintain our town. However if there were not so many codes people could build a decent house without the price tag.	6/20/2025 2:47 PM
94	Taxes increase proportional to services	6/18/2025 11:17 PM
95	No	6/18/2025 10:21 PM
96	We are small community	6/18/2025 9:02 PM
97	county roads are a joke pot hole and poor resurface job.	6/18/2025 8:00 AM
98	Affordable housing will bring in more people taht we do not need	6/17/2025 1:00 PM
99	Increasing single family areas and not allowing mass units	6/17/2025 12:43 PM
100	I think zoning and building codes could be increased. There are a lot of places that could be required to clean up their properties. Just because a person is lower income doesn't mean they cannot maintain and keep a property looking decent.	6/17/2025 12:27 PM

### Q30 While the Town does not have emergency service departments (3G Fire Department is volunteer run and the Sheriff is with the County), do you have any comments or concerns with emergency services in Greig?

Answered: 136 Skipped: 158

#	RESPONSES	DATE
1	Nope	10/19/2025 5:45 PM
2	No concerns. We appreciate and applaud the 3G fire department for being an amazing fire department	10/14/2025 11:15 AM
3	No emergency care close for medical emergencies	10/9/2025 5:17 AM
4	ELECT A NEW SHERIFF. NO CONTROL OVER ATV-UTV, GOLF CARTS. ELECT SGT. CORY PACTCHCOWSKI SHERIFF IN 2027	10/7/2025 9:21 PM
5	More support for 3G.	10/7/2025 6:16 PM
6	I rarely if ever see any LEO presence in the town or surrounding areas. With more increased tourism, it brings some hooligan elements who can ruin it for all. Periodic LEO presence would help keep that in check	10/7/2025 7:46 AM
7	From what I see they do a fine job for what the current number of residents, if you keep increasing that populace, more taxes, more money and I'm outta here.	10/6/2025 3:21 PM
8	Maybe sheriff needs to be patrolling roads better due to ATVs more traffic etc.	10/6/2025 9:59 AM
9	No concerns	10/6/2025 9:45 AM
10	Fire department does a very good job need more law enforcement for speeders and the drugs in the hamlet	10/6/2025 7:02 AM
11	Yes staff the Sheriffs office with more positions so they can be more proactive and so they can adequately do their jobs .	9/24/2025 1:34 PM
12	NO	8/25/2025 1:35 PM
13	As long as you continue to have well trained volunteers it is good	8/25/2025 1:04 PM
14	No	8/25/2025 12:54 PM
15	NO	8/25/2025 12:44 PM
16	No concerns	8/25/2025 12:35 PM
17	ambulance response time	8/25/2025 12:27 PM
18	NO	8/25/2025 12:20 PM
19	None	8/25/2025 11:31 AM
20	Town does not need or can afford paid services	8/25/2025 11:00 AM
21	NO	8/25/2025 10:37 AM
22	Emergency codes in sirens: high wind, fire	8/25/2025 10:28 AM
23	NO	8/25/2025 10:16 AM
24	No Sheriff patrols stopping snow sleds, ATV UTV and Dirt Bikes	8/24/2025 7:36 PM
25	Would like an explanation for Fire Department budget	8/24/2025 7:26 PM
26	Fine as is	8/24/2025 7:18 PM

Town of Greig Comprehensive Plan - Community Survey

27	Not at this time	8/24/2025 7:10 PM
28	No, this is typical of most rural areas	8/24/2025 6:47 PM
29	NO	8/24/2025 6:37 PM
30	Ambulance Service	8/24/2025 6:29 PM
31	Ambulance takes forever	8/24/2025 6:18 PM
32	Seems adequate for a rural community	8/24/2025 6:11 PM
33	Very satisfied, great job both	8/24/2025 5:49 PM
34	No	8/24/2025 2:32 PM
35	They need to be faster; more creative coordination is needed; Reverse 911, education	8/24/2025 1:57 PM
36	No concerns, these services are great in my view.	8/24/2025 1:27 PM
37	No	8/24/2025 12:52 PM
38	Reliable	8/24/2025 12:42 PM
39	Spots need better cell service so we can call in an emergency	8/24/2025 12:19 PM
40	Emergency Services have done excellent work in our experiences	8/24/2025 12:05 PM
41	Post burn bans	8/24/2025 11:57 AM
42	No- Volunteer Fire Department is Great	8/24/2025 11:39 AM
43	3G Fire Department is very good	8/23/2025 10:54 PM
44	Yes, we worry volunteer numbers may fall and impact services	8/23/2025 10:43 PM
45	NO	8/23/2025 10:35 PM
46	Would love to have Lewis County Search and Rescue have a hub in Brantingham.	8/23/2025 10:25 PM
47	Just concerned with a lack of a plan if a potential fire/disaster were to cut off our access to safety.	8/23/2025 10:15 PM
48	No	8/23/2025 10:05 PM
49	Excellent	8/23/2025 9:49 PM
50	They should be commended on their fire service	8/23/2025 9:24 PM
51	No	8/23/2025 9:11 PM
52	I would like to see more volunteers to join 3G	8/23/2025 8:26 PM
53	We've been very happy-we wish more laws were enforced	8/23/2025 7:59 PM
54	Not really	8/23/2025 7:49 PM
55	N/A	8/23/2025 7:29 PM
56	I am satisfied	8/23/2025 7:15 PM
57	No	8/23/2025 6:51 PM
58	No	8/23/2025 6:21 PM
59	Not at this time.	8/23/2025 5:17 PM
60	NO	8/23/2025 5:02 PM
61	Great job by all!!!	8/23/2025 4:54 PM
62	Not so far	8/23/2025 4:22 PM
63	volunteers do a great job helping the community	8/23/2025 4:14 PM
64	OK	8/23/2025 4:07 PM

## Town of Greig Comprehensive Plan - Community Survey

65	Services are adequate	8/23/2025 3:59 PM
66	NO	8/22/2025 11:50 AM
67	Service is adequate	8/22/2025 11:34 AM
68	NO	8/21/2025 3:19 PM
69	I do not have any concerns involving Fire/Police/EMS in the area. However, I ask that any concerns get relayed back so we can fix them. Thank you!	8/21/2025 3:08 PM
70	Have not had to deal with them so unsure, although Glenfield Fire VERY fast response time. Well done!	8/21/2025 2:40 PM
71	N/A	8/21/2025 2:25 PM
72	Fire trucks can not across on a 3 ton bridge	8/21/2025 2:17 PM
73	N/A	8/21/2025 2:08 PM
74	Not enough volunteers. Sometimes fire whistle blows a long time for help; 3G does a great job tho.	8/21/2025 1:28 PM
75	law enforcement is non-existent	8/21/2025 12:56 PM
76	Thank God for them!	8/21/2025 12:17 PM
77	N/A	8/21/2025 10:28 AM
78	No	8/21/2025 10:14 AM
79	Services are fine as they are. Taxes are too high already. County provided services are fine.	8/6/2025 2:38 PM
80	3G does a great job. Considering the distances involved, the emergency services are good.	7/31/2025 12:48 PM
81	Overall lack of law enforcement in Brantingham	7/31/2025 11:48 AM
82	-	7/31/2025 11:34 AM
83	There is a need for increased emergency services particularly related to medical services	7/29/2025 1:08 PM
84	I haven't had to use them. Lowville hospital is only 15 minutes away.	7/28/2025 4:38 PM
85	Yes , we need to have more visible emergency services, it's becoming like the Wild West with ATV and Snowmobiling , and seasonal summer people speeded up and down Brantingham road and throughout our community.	7/26/2025 7:18 AM
86	No	7/25/2025 9:36 PM
87	adequate and needs more support	7/25/2025 6:48 PM
88	No comments at this time.	7/25/2025 3:02 PM
89	No concerns	7/23/2025 11:05 AM
90	No	7/21/2025 8:05 PM
91	I think the fire department does a excellent service	7/20/2025 7:37 PM
92	Not really. They're fairly prompt for a rural area.	7/18/2025 2:02 PM
93	Haven't had to use the services, which mean I have no comment on their performance.	7/15/2025 4:27 PM
94	No	7/13/2025 11:00 AM
95	Appreciate all that serve	7/11/2025 6:53 PM
96	We need local recreation policing.	7/9/2025 5:22 PM
97	No concern. They do a great job.	7/9/2025 12:35 PM
98	all good	7/9/2025 11:24 AM
99	No	7/7/2025 9:51 AM

## Town of Greig Comprehensive Plan - Community Survey

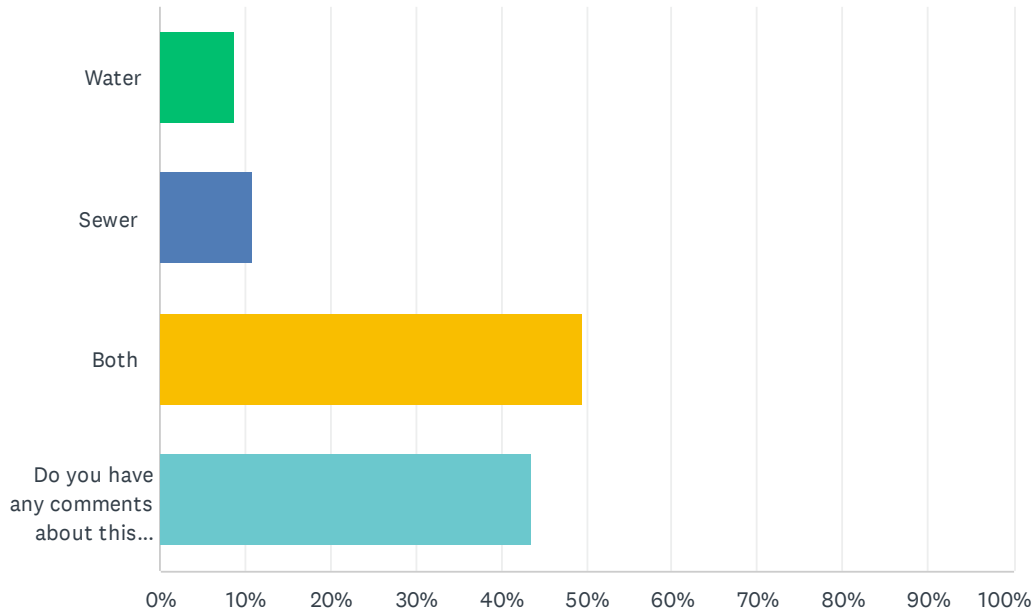
100	There will probably become a time, due to lack of volunteers, when a tax paid fire department will be required.	7/3/2025 11:50 AM
101	Response time from each	7/2/2025 3:03 PM
102	None	7/2/2025 11:52 AM
103	3-G does the best they can for the volunteers they have but people living in this area are resigned to the fact that if they have a house fire, they are losing their house OR if they have a serious medical issue, they are at least 30 minutes from receiving assistance and at least an hour from arriving at a medical facility.	7/1/2025 3:14 PM
104	Ambulance, water rescue, snow mobile accident response time is too long out of our community. We should build on 3G's outstanding service and attract new members to form a volunteer ambulance service on the hill.	7/1/2025 2:52 PM
105	No	6/30/2025 9:28 PM
106	They do a wonderful job with what they have this is all volunteer	6/30/2025 6:35 PM
107	No	6/30/2025 8:24 AM
108	no	6/28/2025 5:06 PM
109	I have currently not needed emergency services but am confident they will be there if needed. Also see police presence on Fish Creek Road often.	6/28/2025 9:31 AM
110	Just curious...why do we set off the fire whistle in B-ham. Everyone on the volunteer fire department is now connected in this day and age. Doesn't it seem possible that having the fire whistle go off in the middle of the night could actually be causing more accidents unnecessarily, when people are sleep deprived & making less than optimal decisions on the road & lowering reaction time.	6/27/2025 4:02 PM
111	None	6/26/2025 9:56 PM
112	None. They do a great job given the environment.	6/26/2025 3:48 PM
113	no	6/25/2025 11:33 PM
114	Sometime the time for the Sheriff to react in town is very slow	6/25/2025 9:24 PM
115	I feel that this is well handled	6/25/2025 6:59 PM
116	Because of the increase in population, we need to increase our emergency service with regard to police!	6/25/2025 12:14 PM
117	No	6/25/2025 9:55 AM
118	Sheriffs office was quick to show up the one time I needed them. Haven't needed the fire department. The town I live in full time in Oneida County is the same way - volunteer fire department and uses the Sheriff office.	6/25/2025 6:08 AM
119	No, they do a good job.	6/24/2025 7:48 PM
120	no	6/23/2025 11:55 PM
121	No	6/23/2025 5:28 PM
122	I think the fire department and the sheriff is doing just fine	6/23/2025 5:09 PM
123	None	6/23/2025 2:14 PM
124	It's good the way it is.	6/20/2025 2:47 PM
125	Lack of volunteers	6/19/2025 11:36 PM
126	Took an hour to get an ambulance years ago to long point in an emergency	6/19/2025 11:43 AM
127	The sheriff patrols on the lake are a joke. Someone is going to get hurt out there.	6/18/2025 11:17 PM
128	Everything they do is incredible as far as response time and care.	6/18/2025 10:21 PM
129	None	6/18/2025 9:02 PM

## Town of Greig Comprehensive Plan - Community Survey

130	more support for our volunteer 3G Fire Department. more fundraisers for them, less for the snowmobile club.	6/18/2025 9:43 AM
131	not enough being done to curb the ATV UTV DIRTBIKES and snow sleds on main street.	6/18/2025 8:00 AM
132	I would like to see an increase in patrols in the more rural sections of the town.	6/17/2025 11:25 PM
133	I think the fire department does a excellent job I would like to see the town support the department with more money so the fire department doesn't have to do so many fundraisers	6/17/2025 9:08 PM
134	Greig can't afford to have its own	6/17/2025 7:39 PM
135	Not at this time	6/17/2025 12:43 PM
136	A more random and frequent presence would be helpful	6/17/2025 12:11 PM

### Q31 If available, would you connect to municipal water and/or sewer?

Answered: 184 Skipped: 110



ANSWER CHOICES	RESPONSES	
Water	8.70%	16
Sewer	10.87%	20
Both	49.46%	91
Do you have any comments about this question?	43.48%	80
Total Respondents: 184		

#	DO YOU HAVE ANY COMMENTS ABOUT THIS QUESTION?	DATE
1	No	10/14/2025 12:59 AM
2	Neither	10/12/2025 3:13 PM
3	Wasn't there a Lewis County grant for this a year ago ?	10/9/2025 5:34 PM
4	Off grid and love it	10/9/2025 5:17 AM
5	Just another way to make cost of living increase. Just another bill	10/7/2025 1:05 PM
6	totally off grid	10/7/2025 7:46 AM
7	None of the above, I have everything I need and have no intention of paying for it again.	10/6/2025 3:21 PM
8	NO	8/25/2025 1:35 PM
9	N/A	8/25/2025 1:28 PM
10	NO! Too expensive	8/25/2025 1:14 PM
11	NO	8/25/2025 12:54 PM

Town of Greig Comprehensive Plan - Community Survey

12	NO	8/25/2025 12:44 PM
13	NO	8/25/2025 12:20 PM
14	No	8/25/2025 11:31 AM
15	NO	8/25/2025 11:00 AM
16	NO: 1.) I like the quality, quantity and no additional chemicals in my water 2. Septic Systems need to be inspected more	8/25/2025 10:28 AM
17	NO	8/24/2025 7:36 PM
18	NO	8/24/2025 7:26 PM
19	NONE	8/24/2025 7:18 PM
20	Whatever is showing improvement in areas. @Brantingham it is not possible	8/24/2025 7:10 PM
21	NO	8/24/2025 2:32 PM
22	I would not connect to any of these services	8/24/2025 1:27 PM
23	NO	8/24/2025 1:13 PM
24	N/A	8/24/2025 12:52 PM
25	NO	8/24/2025 12:19 PM
26	Not practical- 1/2 mile off road	8/24/2025 11:39 AM
27	NO! NEVER!	8/23/2025 10:54 PM
28	NO	8/23/2025 10:25 PM
29	NO	8/23/2025 9:24 PM
30	ABSOLUTELY NOT	8/23/2025 9:11 PM
31	YES	8/23/2025 8:26 PM
32	NO	8/23/2025 7:59 PM
33	100%	8/23/2025 7:29 PM
34	NO	8/23/2025 7:15 PM
35	NO!!	8/23/2025 6:35 PM
36	NO	8/23/2025 5:58 PM
37	NOTE: My husband had to build the tennis courts now pickle ball. I was the one who started the library when the arts council for many years where the arts were varied and many!! People today have too narrow a view of the word ARTS! And what is that MONSTER at the foot of the hill?!!!	8/23/2025 5:31 PM
38	NO	8/23/2025 4:54 PM
39	NO	8/23/2025 4:22 PM
40	NO	8/23/2025 3:59 PM
41	I generally oppose water/sewer districts.Only if I'm forced to pay for it by being in a sewer/water district. If I HAVE to pay for it anyway, of course I will connect. I really don't want sewer or water lines running along my property. If you go this way, the gov't REALLY needs to disclose ALL the costs to everyone.	8/22/2025 11:50 AM
42	NO	8/21/2025 2:40 PM
43	NO	8/21/2025 1:59 PM
44	and electric	8/21/2025 1:39 PM
45	Don't need in Brantingham where I live.	8/21/2025 1:28 PM

Town of Greig Comprehensive Plan - Community Survey

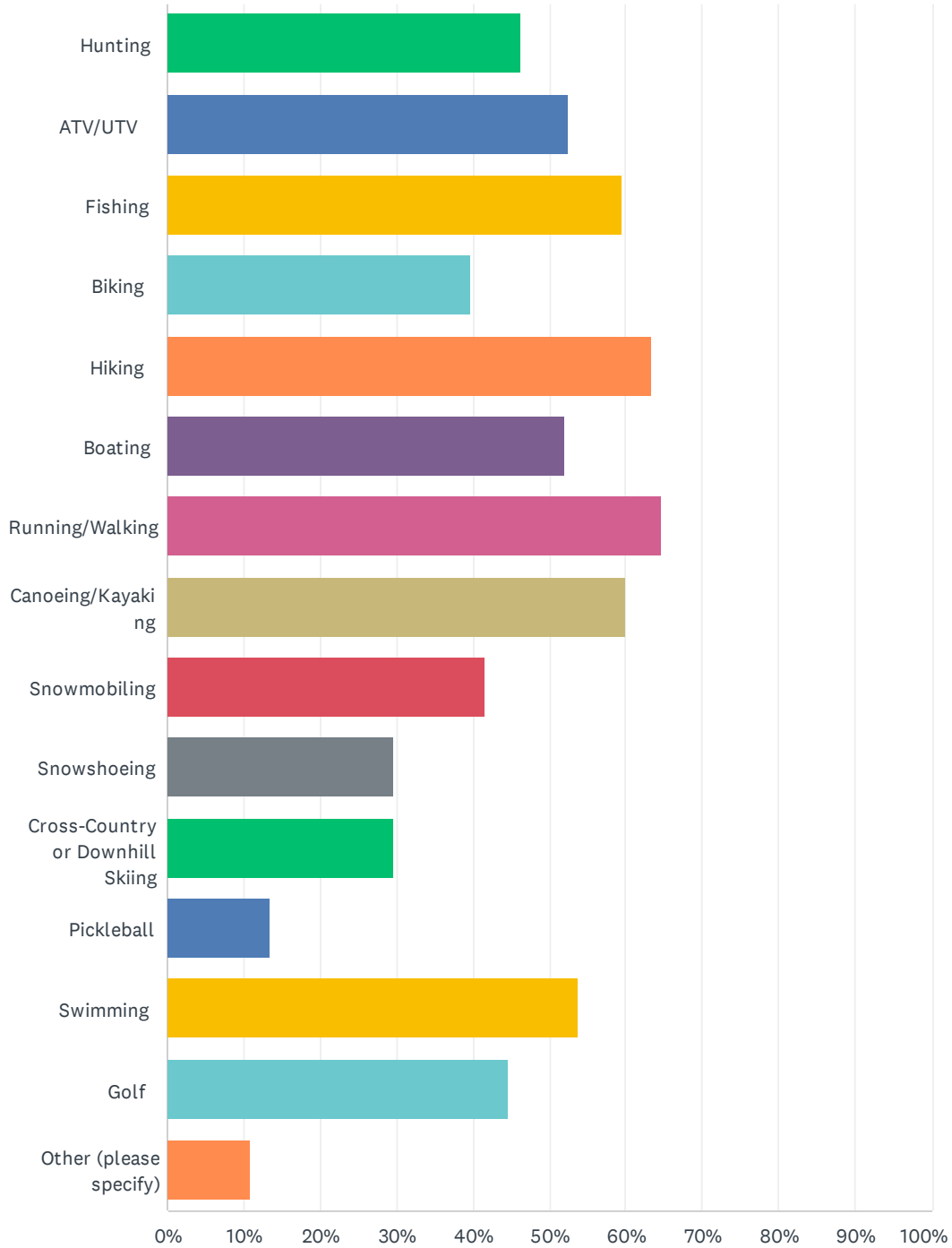
46	?? On well & new expensive septic system at camp	8/21/2025 12:17 PM
47	NO (emphatic--underlined multiple times)	8/21/2025 10:28 AM
48	Silly question. This is a rural area, that is what makes it special. This is not a Municipality!!!	8/6/2025 2:38 PM
49	Question is probably not applicable to Brantingham Lake properties as it would be cost prohibitive.	7/31/2025 12:48 PM
50	Would not connect to either	7/31/2025 11:48 AM
51	We would love to have access to municipal water and sewer!	7/28/2025 8:03 PM
52	I live on the lake and this would be tough to implement but would be great if we could get it.	7/28/2025 4:38 PM
53	No !! We like our wells and septic	7/26/2025 7:18 AM
54	depends on expenses	7/25/2025 6:48 PM
55	No, it would be too expensive to do.	7/25/2025 3:02 PM
56	I have my own point and septic system.	7/23/2025 11:05 AM
57	too far and costly to connect if it was available at the road, so no connection	7/15/2025 4:27 PM
58	Would not connect	7/11/2025 9:22 AM
59	No, cost to much.	7/9/2025 5:22 PM
60	No. I use private septic and water. Do not want chemically treated water and added taxes for implementing and treating sewer	7/9/2025 12:35 PM
61	Maybe just around the lake area.	7/3/2025 11:50 AM
62	Currently not available on Van Arnam Road but not an issue	7/2/2025 11:52 AM
63	I am not sure I would support	6/28/2025 9:31 AM
64	Would not connect!	6/26/2025 9:56 PM
65	It would be nice to have, but probably not practical to develop (certainly would not be much payback). Accesible water via well's seems more than adequate.	6/26/2025 3:48 PM
66	Happy with current well and septic service.	6/25/2025 12:59 PM
67	My property is not a candidate for either of these services and if it ever where I would not have an interest in connecting to them. The only properties which should be billed for these services, when and if offered, are those which are connected.	6/25/2025 9:55 AM
68	N/A for me, it'll never be run on my private road	6/25/2025 6:08 AM
69	Yes. Water and sewer is not needed.	6/24/2025 7:48 PM
70	neither	6/23/2025 11:55 PM
71	unless mandated by the state not necessary	6/23/2025 5:09 PM
72	We don't need to	6/23/2025 2:14 PM
73	Neither.	6/20/2025 2:47 PM
74	No we don't need this in Brantingham	6/19/2025 11:36 PM
75	Don't need them.	6/18/2025 9:02 PM
76	not needed.	6/18/2025 8:00 AM
77	No	6/17/2025 10:03 PM
78	This is difficult to answer as cost is a factor, adding the water or sewer would escalate already high taxes	6/17/2025 9:05 PM
79	Not feasible too much of a economic burden	6/17/2025 7:39 PM
80	Guessing that the cost and feasibility of those services at Brantingham Lake would prohibit	6/17/2025 2:17 PM

them "on the hill"

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### Q32 Do you participate in outdoor recreation? If so, please select which activities. (Select all that apply)

Answered: 240 Skipped: 54



Town of Greig Comprehensive Plan - Community Survey

ANSWER CHOICES	RESPONSES	
Hunting	46.25%	111
ATV/UTV	52.50%	126
Fishing	59.58%	143
Biking	39.58%	95
Hiking	63.33%	152
Boating	52.08%	125
Running/Walking	64.58%	155
Canoeing/Kayaking	60.00%	144
Snowmobiling	41.67%	100
Snowshoeing	29.58%	71
Cross-Country or Downhill Skiing	29.58%	71
Pickleball	13.33%	32
Swimming	53.75%	129
Golf	44.58%	107
Other (please specify)	10.83%	26
Total Respondents: 240		

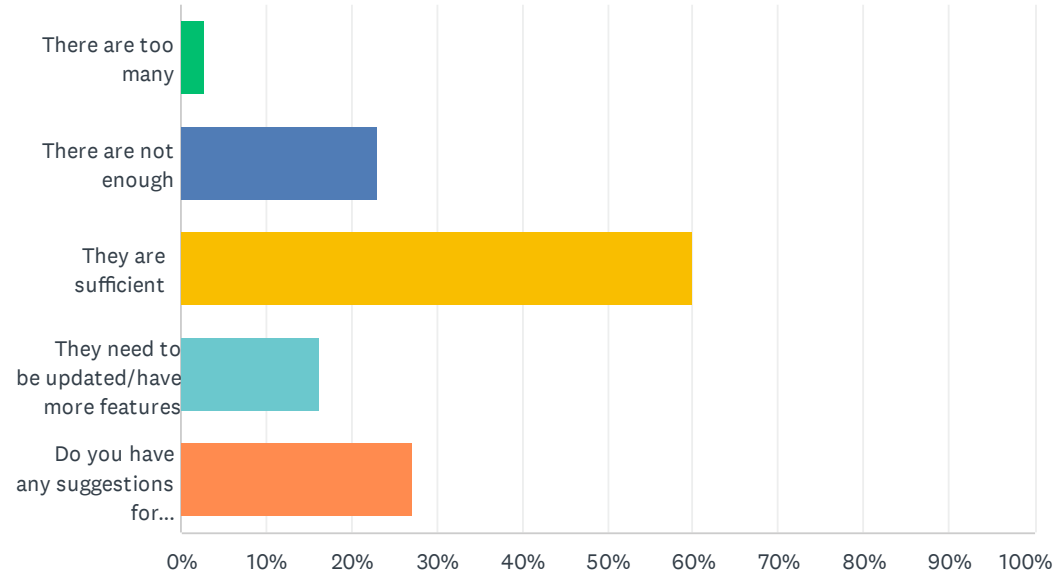
#	OTHER (PLEASE SPECIFY)	DATE
1	Other was checked but Nothing specified	8/25/2025 1:15 PM
2	None	8/25/2025 10:46 AM
3	Tennis	8/25/2025 10:39 AM
4	Dog Walking	8/25/2025 10:29 AM
5	socializing	8/24/2025 6:49 PM
6	Grand kids love golf	8/24/2025 6:29 PM
7	Horse Riding	8/24/2025 12:20 PM
8	Berry picking, bird watching	8/24/2025 11:58 AM
9	Horse back riding	8/23/2025 9:44 PM
10	shooting	8/23/2025 9:24 PM
11	NO	8/23/2025 8:00 PM
12	And 4 Wheeling	8/23/2025 7:33 PM
13	None	8/23/2025 7:15 PM
14	Horse riding	8/23/2025 5:52 PM
15	Bird Watching	8/22/2025 11:54 AM
16	Shooting, Archery	8/21/2025 2:42 PM
17	Horseback riding	8/21/2025 1:42 PM

Town of Greig Comprehensive Plan - Community Survey

18	camping	8/21/2025 1:30 PM
19	water skiing	8/21/2025 12:20 PM
20	Horseback riding	8/14/2025 10:48 AM
21	bird watching	8/6/2025 2:45 PM
22	horseback riding	7/15/2025 4:28 PM
23	Horse back riding	7/2/2025 11:53 AM
24	...	6/30/2025 8:30 AM
25	horse trails	6/25/2025 6:11 AM
26	Camp	6/23/2025 2:16 PM

## Q33 How do you feel about the current status of recreational areas in Greig?

Answered: 222 Skipped: 72



ANSWER CHOICES	RESPONSES	
There are too many	2.70%	6
There are not enough	22.97%	51
They are sufficient	59.91%	133
They need to be updated/have more features	16.22%	36
Do you have any suggestions for improvements or features?	27.03%	60
Total Respondents: 222		

#	DO YOU HAVE ANY SUGGESTIONS FOR IMPROVEMENTS OR FEATURES?	DATE
1	The greig town park does not have enticing features. 2 slides a swing and some random out of date play equipment is not enough. It needs a full re work.	10/14/2025 11:19 AM
2	Host a 5k in Brantingham once a year	10/9/2025 5:18 AM
3	Please build a better access to Brantingham Lake so I don't have to haul my boat an hour away.	10/6/2025 3:24 PM
4	Maybe walkway on Brantingham rd like in old forest, inlet etc.	10/6/2025 10:02 AM
5	Lake access	10/5/2025 6:45 PM
6	Wish more hiking trails	10/5/2025 5:00 PM
7	More than sufficient	8/25/2025 1:36 PM
8	The B'ham boat ramp needs to be redone & widened/lengthened. To short & not wide enough	8/25/2025 1:06 PM
9	It offers things to do every day discussions is usually based on weather	8/25/2025 11:32 AM

## Town of Greig Comprehensive Plan - Community Survey

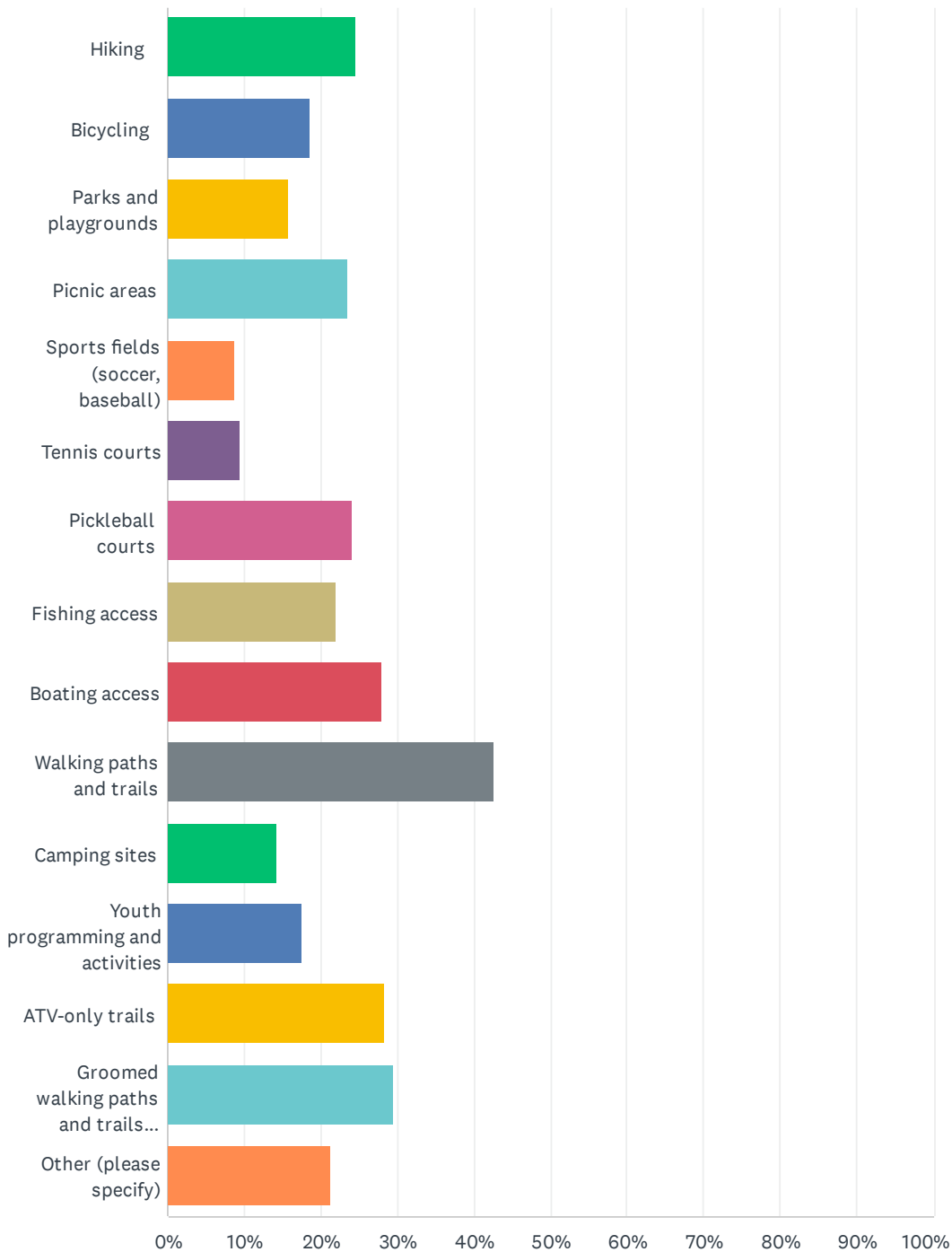
10	Community tennis/pickleball in Brantingham	8/25/2025 10:39 AM
11	DOG PARK	8/25/2025 10:29 AM
12	NO PAVED ROADS	8/24/2025 7:19 PM
13	For me and Donna at our age	8/24/2025 7:11 PM
14	Need handicap access	8/24/2025 6:20 PM
15	With more visitors using the trails, more enforcement is needed	8/24/2025 6:12 PM
16	Access to Brantingham Lake	8/24/2025 2:33 PM
17	No, they are impressive for a small town	8/24/2025 1:58 PM
18	Bike Lanes and/or trails- more non-motorized foot trails	8/24/2025 1:14 PM
19	Community swimming pool at Town Park	8/24/2025 12:53 PM
20	Some trails are not posted- map of trails	8/24/2025 11:58 AM
21	Would be great if there was public swimming and better boat launch access	8/23/2025 10:45 PM
22	Open ATV access from Greig through Watson& further north	8/23/2025 9:39 PM
23	??	8/23/2025 8:00 PM
24	Better access to Brantingham Lake, Need parking lot	8/23/2025 7:51 PM
25	More ATV trails= easier access, would provide more economic growth for the area businesses	8/23/2025 7:33 PM
26	Add a bike path, better signage on walking trails, groomed xc ski trails	8/23/2025 4:16 PM
27	No, but I have an opinion about the boat launch. Town should support boat wash. Keep no parking on the roads (North Shore Road)	8/22/2025 11:54 AM
28	Public boat launch w/parking on Brantingham Lake	8/21/2025 1:42 PM
29	There are enough snowmobile/UTV/ATV trails. Would be nice to have little league ball games for youn kids.	8/21/2025 1:30 PM
30	Too many open ATV trails	8/21/2025 1:00 PM
31	?	8/21/2025 12:20 PM
32	Protect the nature from people's destruction	8/21/2025 10:31 AM
33	Maintain what we have in good condition. We don't need more.	8/6/2025 2:45 PM
34	Recreation Park in Brantingham- tennis courts/pickleball/basketball	7/30/2025 7:28 AM
35	For example, if the town improved its trail hubs (ATV, snowmobiling, hiking, x-country skiing) it would greatly improve visitor experience and elevate the town's identity and charactor	7/29/2025 1:22 PM
36	parking for truck/trailer after launching boats at Brantingham Lake	7/28/2025 8:05 PM
37	needs more families and youth sports opps, as well as community events	7/25/2025 6:50 PM
38	Continue to provide a groomed snowmobile "apron" along commonly traveled roadways. This helps snowmobiles stay out of vehicle traffic and protects their machines.	7/25/2025 3:03 PM
39	does the town even have access to the Brantingham Lake for public use? sorry went down there once, saw only a small parking area for dropping a boat off. Or maybe that was only for the residents of the Lake.	7/15/2025 4:28 PM
40	A nice bike trail somewhere would be appreciated	7/11/2025 9:25 AM
41	More training for seasonal renters	7/9/2025 5:27 PM
42	Lake access for residence	7/9/2025 11:26 AM
43	Shoulders on the roads	7/3/2025 11:53 AM
44	I think advertisement of existing recreational opportunities should be provided.	7/1/2025 3:18 PM

## Town of Greig Comprehensive Plan - Community Survey

45	...	6/30/2025 8:30 AM
46	again, improved walking trails	6/28/2025 5:09 PM
47	It would be nice if residents could park & use the lake	6/27/2025 4:09 PM
48	larger playground area with picnic areas/pavilions	6/27/2025 7:44 AM
49	Better signage and parking for fishing areas	6/26/2025 9:58 PM
50	The lake needs a public launch, that provides parking for day use! I am told there is an area launch, but there is no parking for my vehicle. I pay the same taxes, and should have the option to use the lake without launching my boat, bring my truck home, and coming back on a bicycle!	6/25/2025 12:18 PM
51	The only town and county operated public recreational areas of which I am aware are the Town Park (which I never used) and the County owned Singing Waters Park which I think is a very nice amenity as is. I am not sure what recreational facilities are in the Glenfield Elementary School which could be repurposed but this could be an area of focus. I also believe that the 5G Fire Company also has a park which I have never visited and which may or may not be open to the public.	6/25/2025 9:56 AM
52	Boat access with parking would be a big improvement.	6/25/2025 6:11 AM
53	More road patrols here on holidays and weekends	6/19/2025 11:40 PM
54	Dog park	6/18/2025 10:24 PM
55	Public boat launch	6/18/2025 5:15 AM
56	Talk to land owners to get permission to use their property and give the property owner a tax break for using their properties	6/17/2025 9:11 PM
57	There could be more	6/17/2025 7:09 PM
58	More landscaping in the town park. Updated park equipment for children.. larger pavillion	6/17/2025 7:06 PM
59	Enforce ATV rules	6/17/2025 2:40 PM
60	No	6/17/2025 1:04 PM

### Q34 Does Greig need more recreational opportunities? Please select from the list below.

Answered: 183 Skipped: 111



Town of Greig Comprehensive Plan - Community Survey

ANSWER CHOICES	RESPONSES
Hiking	24.59% 45
Bicycling	18.58% 34
Parks and playgrounds	15.85% 29
Picnic areas	23.50% 43
Sports fields (soccer, baseball)	8.74% 16
Tennis courts	9.29% 17
Pickleball courts	24.04% 44
Fishing access	21.86% 40
Boating access	27.87% 51
Walking paths and trails	42.62% 78
Camping sites	14.21% 26
Youth programming and activities	17.49% 32
ATV-only trails	28.42% 52
Groomed walking paths and trails (winter)	29.51% 54
Other (please specify)	21.31% 39
Total Respondents: 183	

#	OTHER (PLEASE SPECIFY)	DATE
1	Didn't comment as being elderly, I don't use the recreation	10/10/2025 9:05 PM
2	Brantingham Lake	10/6/2025 3:24 PM
3	Something for community people	8/25/2025 1:15 PM
4	Bike- rails to trails	8/25/2025 1:06 PM
5	better off road trails (bike/walk)	8/25/2025 12:55 PM
6	Whatever they want	8/24/2025 7:11 PM
7	Swimming Pool	8/24/2025 12:53 PM
8	Boating access with parking	8/23/2025 10:36 PM
9	NO	8/23/2025 10:26 PM
10	Groomed walking paths and trails for summer	8/23/2025 9:51 PM
11	Brantingham Lake Access	8/23/2025 9:39 PM
12	Biking- dangerous at this point, Picnic Areas- if they would clean up after themselves; Tennis Courts would be nice for those that play; Walking paths and trails- haven has done a beautiful job; Groomed walking paths and trails (winter) would be really nice	8/23/2025 8:30 PM
13	Rec center	8/23/2025 7:51 PM
14	None	8/23/2025 7:15 PM
15	Less ATV road riding more wooded trail riding	8/23/2025 6:53 PM
16	NO	8/23/2025 6:35 PM

Town of Greig Comprehensive Plan - Community Survey

17	Snowmobile trails	8/23/2025 5:40 PM
18	NO fishing access; NO!!! Boating Access	8/23/2025 5:04 PM
19	I think we need more awareness of what is available. I have trouble finding opportunities (what, where directions). Add Snowshoeing/Cross Country skiing	8/22/2025 11:54 AM
20	3-G Fire is working on a youth program	8/21/2025 3:09 PM
21	Public shooting range would be great but a pipe dram	8/21/2025 2:42 PM
22	Enforce no ATV on horse trails	8/21/2025 1:42 PM
23	?	8/21/2025 12:20 PM
24	What we have is sufficient. Boating access??? The Lake is already suffering from overuse. People are renting out boat slips etc., degrading the character of area, erosion of shore lines, and destroying wildlife.	8/6/2025 2:45 PM
25	sidewalks in Brantingham would be amazing	7/28/2025 8:05 PM
26	Groomed walking paths and trails (winter): separate from the snowmobile trails so there is no crossover or safety concerns.	7/25/2025 3:03 PM
27	swimming?	7/15/2025 4:28 PM
28	No just maintain one's we have.	7/9/2025 5:27 PM
29	Indoor recreation/community center for organizations, exercise, clubs, meetings, etc.	7/1/2025 2:59 PM
30	Stock independence river	6/28/2025 12:42 PM
31	youth camps at the lake, zero areas to park truck and trailer if hauling a boat---this needs attention. This screams the lake is only for locals	6/27/2025 7:44 AM
32	Would love the proposed multiuse trail on the old railroad track	6/25/2025 9:26 PM
33	Snowmobile trails / access.	6/25/2025 1:04 PM
34	Camp sites on the water	6/23/2025 2:16 PM
35	Uh	6/18/2025 10:24 PM
36	NO we get over run and have to put up with there TRASH,	6/18/2025 8:05 AM
37	Free	6/17/2025 10:04 PM
38	None	6/17/2025 1:04 PM
39	Snowmobile trails	6/17/2025 12:29 PM

**Q35 Did you know that the Town has a five-acre park just north of Town Hall? What additional features would you like to see at the Town Park? Be specific. For reference, there is currently a baseball diamond, walking track, pavilion with tables, fire pits, children’s play equipment and rest rooms.**

Answered: 117 Skipped: 177

#	RESPONSES	DATE
1	I had no idea that exists	10/19/2025 5:46 PM
2	Everything else is ok except the children's play equipment. It is fully inadequate. Children are not having fun at this park	10/14/2025 11:19 AM
3	Am aware of it.	10/10/2025 9:05 PM
4	I've never seen very many people there.	10/9/2025 5:18 AM
5	Yes	10/7/2025 6:44 PM
6	Tennis court	10/7/2025 4:46 PM
7	Water sprinkler like in Boonville for small children in hot weather. More trees in the child play area. Updated playground	10/7/2025 4:13 PM
8	No	10/7/2025 7:47 AM
9	N/A	10/6/2025 3:24 PM
10	Yes	10/6/2025 7:05 AM
11	Playground	10/5/2025 5:00 PM
12	Better play ground , more activities for youth and adults in the park	9/24/2025 1:36 PM
13	NONE	8/25/2025 1:36 PM
14	Yes I did. It is very nice	8/25/2025 1:06 PM
15	Didn't know where	8/25/2025 12:45 PM
16	Structured activities at the park Day programs during the summer for youths	8/25/2025 12:21 PM
17	Not going to drive off the hill to use that	8/25/2025 11:01 AM
18	How about a volleyball court?	8/25/2025 10:46 AM
19	Dog Park with membership, fence	8/25/2025 10:29 AM
20	Adequate per relatives	8/25/2025 10:17 AM
21	Speed limit on park road enforced	8/24/2025 7:37 PM
22	Whatever they would like to do	8/24/2025 7:11 PM
23	Not of interest to my family at this time	8/24/2025 6:49 PM
24	Features seem adequate	8/24/2025 6:38 PM
25	Contact SL and let them know what we have to offer	8/24/2025 6:20 PM
26	N/A	8/24/2025 2:33 PM
27	Tennis/Pickle Ball Courts	8/24/2025 2:23 PM

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28	Tennis, Pickle ball	8/24/2025 1:58 PM
29	More trees- community garden	8/24/2025 1:14 PM
30	Yes, have taken grandchildren there to play :-) "Great Park"	8/24/2025 1:06 PM
31	Better bathrooms- always broke and dirty Outside sink	8/24/2025 12:59 PM
32	Swimming Pool Skting Park	8/24/2025 12:53 PM
33	Good to have the park, but have never used it	8/24/2025 12:28 PM
34	Did not know will have to check it out!	8/24/2025 12:20 PM
35	Do people know about the park? Hoe does one reserve the Pavilion?	8/24/2025 11:58 AM
36	Please fix nets on basketball hoops	8/23/2025 10:55 PM
37	Yes, tennis and pickle ball court, outdoor exercise equipment stations	8/23/2025 10:45 PM
38	No changes recommended	8/23/2025 10:26 PM
39	No we did not know	8/23/2025 10:06 PM
40	Pickle ball courts	8/23/2025 9:51 PM
41	None	8/23/2025 9:18 PM
42	Basketball, tennis	8/23/2025 9:11 PM
43	We often enjoy the lovely park and have for years. The baseball field is a favorite. Perhaps more advertising on where to sign up to reserve the field?	8/23/2025 8:30 PM
44	I'm happy with it just as it is	8/23/2025 8:00 PM
45	Yes we know, few use where we live	8/23/2025 7:51 PM
46	Pickle ball courts & basketball courts, community pool (\$5 Charge for lifeguard wages, tennis courts, frisbee golf, volleyball court with sand	8/23/2025 7:33 PM
47	Pavilion w/tables, fire pits, area for corn hole + outdoor sports	8/23/2025 6:53 PM
48	Good as is	8/23/2025 5:04 PM
49	Pool	8/23/2025 4:16 PM
50	Sounds good to me	8/23/2025 4:08 PM
51	Yes I knew. Is there a place to deposit bagged dog waste? Are leashed dogs allowed? Where is the track? Is there interest in a fenced dog park area? So the answer is--needs more publicity and info.	8/22/2025 11:54 AM
52	All is okay	8/22/2025 11:35 AM
53	Walking track	8/21/2025 3:20 PM
54	Fenced in area for dog park, Farmer's Market	8/21/2025 3:09 PM
55	I have only been there a few times. I need to go see it again, but I thought it was ok for a small town. Maybe a basketball court or skate park area?	8/21/2025 2:42 PM
56	Never use it	8/21/2025 2:26 PM
57	No, I did not know. Only Singing Waters. Not a fan of the campground. Ruins nature.	8/21/2025 2:09 PM
58	The Town Park is great	8/21/2025 1:53 PM
59	Yes we did notice-nice park!	8/21/2025 1:42 PM
60	Yes	8/21/2025 1:30 PM
61	Maintenance has been terrible	8/21/2025 1:00 PM
62	N/A	8/21/2025 12:20 PM

## Town of Greig Comprehensive Plan - Community Survey

63	I didn't know. Personally I am not interested in built Parks. I prefer enjoying preserved trails. If families can afford to have children, they should be able to afford their play needs personally not by tax payers money.	8/21/2025 10:31 AM
64	Seems like enough. How much are they used?	8/21/2025 10:15 AM
65	Pickle ball court	8/21/2025 10:02 AM
66	It's actually a softball field and the condition is deplorable. The walking track hasn't been maintained we were just in it yesterday. Should have a dog waste receptacle to encourage cleaning up after yourself. Bathrooms need help. Unsafe with open holes from replacement of equipment that has been in process for weeks and the buildings all need painting.	8/7/2025 6:01 AM
67	Yes, it's a great resource and nicely maintained.	8/6/2025 2:45 PM
68	Dog park! It could be great if the existing park fence enclosed all sides so it could also be used for a dog park. I'd enjoy a safe (fenced in) place for my pups to run!	7/31/2025 12:48 PM
69	Tennis/Pickleball/Basketball courts	7/30/2025 7:28 AM
70	yes. This asset appears underutilized and could possibly be leveraged for expanded to create recreational hub (to include recreational activities not at the site). I'm not familiar enough of the existing property or adjacent properties that could be utilized for expanded recreational activities	7/29/2025 1:22 PM
71	Na	7/28/2025 4:41 PM
72	None needed at this time. The park is fine.	7/25/2025 3:03 PM
73	Yes, rarely go there though. I took my grandchildren there.	7/23/2025 11:07 AM
74	pickleball court	7/22/2025 7:37 AM
75	Did not know.	7/13/2025 11:02 AM
76	Yes	7/11/2025 6:54 PM
77	No I did not	7/11/2025 3:51 PM
78	No	7/9/2025 5:27 PM
79	Yes. Its a beautiful park.	7/9/2025 12:37 PM
80	A splash pad would be fantastic! Also, the grass at the park looks terrible, in fact there is no grass. Can something be done about fixing this? The Japanese beetles spread from there because of the grass situation.	7/7/2025 9:54 AM
81	A park director to schedule activities and advertise	7/1/2025 3:18 PM
82	An indoor recreation center would be outstanding.	7/1/2025 2:59 PM
83	Yes	6/30/2025 9:30 PM
84	Good as is	6/30/2025 10:54 AM
85	More events there to draw awareness and familiarity to the park.	6/30/2025 8:30 AM
86	yes	6/28/2025 5:09 PM
87	Pickleball Court	6/28/2025 9:33 AM
88	A structure where people could put their excess produce/plants & trade with others. A little free library box/cabinet, where people can trade books, CDs, DVDs, records.	6/27/2025 4:09 PM
89	I have passed but have not stopped in	6/27/2025 7:44 AM
90	Splash pad, haha pit, pavilion/stage for live music, fireworks, ice skating rink, bocce court	6/26/2025 9:58 PM
91	pickleball basketball volleyball	6/25/2025 11:37 PM
92	did not know. thank you	6/25/2025 7:02 PM
93	Yes - this is a very nice facility! Job well done! Just fix the spelling on the sign in the parking area ;)	6/25/2025 1:04 PM

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94	Yes	6/25/2025 12:18 PM
95	Better playground equipment	6/25/2025 8:07 AM
96	None. Amenities are sufficient.	6/24/2025 7:51 PM
97	yes	6/23/2025 11:56 PM
98	Yes	6/23/2025 5:29 PM
99	Know where it is haven't used it	6/23/2025 5:12 PM
100	Didn't know	6/23/2025 2:16 PM
101	I think it's really nice.	6/20/2025 2:48 PM
102	Yes	6/19/2025 11:40 PM
103	Childrens play equipment	6/19/2025 3:18 PM
104	Dog park with benches within the completely fenced in area. Smaller area for smaller breed dogs.	6/18/2025 10:24 PM
105	speed limit and ENFORCED on park road.	6/18/2025 8:05 AM
106	The children's equipment needs to be updated and expanded to include more pieces	6/18/2025 1:16 AM
107	Electric power	6/17/2025 11:28 PM
108	More organized community evens	6/17/2025 9:18 PM
109	Hidden so unaware	6/17/2025 9:07 PM
110	Yes	6/17/2025 7:09 PM
111	Updated and increased and safe play equipment.. more trees and shade for kids playing.. adding community garden space for organic food	6/17/2025 7:06 PM
112	Put the non motorized trails in there	6/17/2025 5:25 PM
113	NA	6/17/2025 2:40 PM
114	Soccer field	6/17/2025 2:20 PM
115	No	6/17/2025 1:04 PM
116	Connect to ATV trails so it can be directly accessible for picnic type areas	6/17/2025 12:46 PM
117	The park has gone down hill. It is need of an upgrade. Many features have been removed and nothing added. We used to take kids there but it has not been entertaining for them as play areas become scarcd	6/17/2025 11:14 AM

## Q36 Are there any existing recreational areas that could be enhanced? If so, please specify.

Answered: 73 Skipped: 221

#	RESPONSES	DATE
1	No	10/14/2025 1:01 AM
2	YOU CAN NOT CONTROL WHAT YOU HAVE TODAY. WHY HAVE MORE, WAIT TILL A GOLF CART WITH KIDS CRASH AND ARE KILLED OR HURT. THEN IT WILL BE TO LATE	10/7/2025 9:21 PM
3	It would be nice if you could walk all the way around Brantingham Lake	10/7/2025 2:40 AM
4	Brantingham Lake Access	10/6/2025 3:24 PM
5	Brantingham	10/6/2025 10:02 AM
6	Camp Aldersgate	10/6/2025 9:46 AM
7	Boat Launch and parking for trailers	10/5/2025 6:45 PM
8	NO	8/25/2025 1:36 PM
9	As I mentioned before boat ramp update would be nice	8/25/2025 1:06 PM
10	None I'm aware of	8/25/2025 10:46 AM
11	N/A	8/25/2025 10:17 AM
12	Don't know of any right now	8/24/2025 7:11 PM
13	same as above	8/24/2025 6:49 PM
14	NO	8/24/2025 6:38 PM
15	Recognize all cemeteries	8/24/2025 6:20 PM
16	N/A	8/24/2025 2:33 PM
17	Winter access to south end of centennial trail (Steam Mill Road). There is a parking lot on Steam Mill but plowing stops about 1/4 mile before the parking area.	8/24/2025 2:23 PM
18	Brantingham Boat Ramp needs to be repaired	8/24/2025 1:58 PM
19	Don't know	8/24/2025 12:53 PM
20	More trails for horse and buggy	8/24/2025 12:20 PM
21	The boat launch needs to be fixed/improved Don't know if you can do anything about the over growth of Lily pads, bladder wort and pond weed in the Lily pond, but it's severely impacting the use of boathouses and swimming availability!! I'm sure Lily Pond residents would be glad to work with the Town on Control/Treatment of these weeds.	8/24/2025 12:12 PM
22	No we are good	8/23/2025 10:26 PM
23	Improved Access to Brantingham LAke, perhaps for property owners in (immediate community only). BOAT TRAILER PARKING, canoe Kayak Launch. Snowmobile Roads need to be shelved and not plowed bare. Less sand	8/23/2025 9:39 PM
24	Public beach at Brantingham Lake	8/23/2025 9:24 PM
25	The Park	8/23/2025 9:11 PM
26	If possible, have a kickball/soccer field somewhere on the grounds. Tennis or pickle ball courts might be nice.	8/23/2025 8:30 PM
27	More law enforcement for vehicles coming down from Brantingham	8/23/2025 8:00 PM

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28	Brantingham- walking/bike trail around lake region; rec center in Brantingham for Community of Greig as a whole	8/23/2025 7:51 PM
29	Not that I know of	8/23/2025 7:15 PM
30	NO	8/23/2025 6:35 PM
31	? I can not think of any	8/23/2025 4:08 PM
32	Brantingham- Pickleball, Tennis	8/23/2025 4:00 PM
33	No	8/22/2025 11:35 AM
34	N/A	8/21/2025 3:09 PM
35	Lewis County has a trail system but 90% of the "trails" are just roads besides the commons area.	8/21/2025 2:42 PM
36	"Public" boat launch makes landowners with a boat feel Brantingham is private and not open to owners on the lake	8/21/2025 1:42 PM
37	Fix the ball diamond to specs	8/21/2025 1:00 PM
38	Boat Launch monitoring at B-ham.	8/21/2025 12:20 PM
39	N/A	8/21/2025 10:31 AM
40	Add pickle ball court to 5 Acre Rec area	8/21/2025 10:02 AM
41	I like what the county has continued improving, not sure where they start and the town stops.	8/7/2025 6:01 AM
42	Upgrade to County park Singing Waters is great. The County has more resoruces for this than the Town.	8/6/2025 2:45 PM
43	Boat launch at Brantingham is marginal at best and could use improvement.	7/31/2025 12:48 PM
44	parking next to boat launch at Brantingham Lake	7/28/2025 8:05 PM
45	Na	7/28/2025 4:41 PM
46	better outdoor trail markers for safety and direction	7/25/2025 6:50 PM
47	Boat ramp could use a small dock for launching and reloading.	7/25/2025 3:03 PM
48	I don't know?	7/23/2025 11:07 AM
49	public access to lake in the town.	7/15/2025 4:28 PM
50	Yes,	7/11/2025 6:54 PM
51	More ATV speed signs on public roadways.	7/9/2025 5:27 PM
52	More atv connecting trails.	7/9/2025 12:37 PM
53	Public beach access to Brantingham Lake	7/9/2025 11:26 AM
54	Singing waters	6/30/2025 9:30 PM
55	The ten mile road to Stillwater should be open to allow for more tourism. Swimming lessons for kids in the summer would be nice. They used to do them on Pleasant Lake but that was many years ago. Also, shingle Mill Falls is a hidden gem that could be enhanced similar to Singing Waters for more of a welcoming area for picnics, swimming, etc.	6/30/2025 8:30 AM
56	I think stocking independence river would bring more people to the trail and would alleviate the congestion on otter creek	6/28/2025 12:42 PM
57	Can always use more playground.	6/28/2025 9:33 AM
58	Access to the lake (parking)	6/27/2025 4:09 PM
59	N/A	6/26/2025 9:58 PM
60	Defined and marked hiking / biking trails. The state covers a lot of this (in the Adirondack Park boundary), but there are opportunities to improve via maps and clearly marked trails.	6/26/2025 3:51 PM

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61	walking biking lane on rural roads	6/25/2025 11:37 PM
62	Brantingham Lake	6/25/2025 12:18 PM
63	Public access to brantingham beaches	6/25/2025 8:07 AM
64	Better ATV/UTV signage for the Commons would help, and if possible updated maps on apps like Polaris Ride Command and OnX Offroad. The paper maps are not that helpful, and neither are apps, especially for staying on main trails.	6/25/2025 6:11 AM
65	No	6/24/2025 7:51 PM
66	?	6/23/2025 11:56 PM
67	Boat launch on burningham lake would be nice for the public use	6/23/2025 5:12 PM
68	Too many unaccessible trails that are used by horse trails only.	6/23/2025 2:16 PM
69	Easier access to rest room areas at the park.	6/18/2025 10:24 PM
70	more nature trails, bike trails, exercise trails, access for canoe and kayak at state owned lakes like big otter and middle settlement. roads to these lakes. very few can hike that far.	6/18/2025 9:45 AM
71	Lake access	6/18/2025 5:15 AM
72	No	6/17/2025 1:04 PM
73	More areas like the commons. We understand it affects private land But having more dedicated sections to ride ATV like commons and railroad bed areas versus driving on paved roads. And connect to any and all business so we can support them for food / gas / supplies	6/17/2025 12:46 PM

## Q37 Are there any specific roads, streets, or intersections in the Town that need improvement?

Answered: 108 Skipped: 186

#	RESPONSES	DATE
1	No	10/14/2025 11:20 AM
2	Partridgeville road needs to have ditches along the road for run off. Road crowned. Crusher run on entire road	10/14/2025 1:03 AM
3	Van Arnum Rd needs re-graveled annually between Eatonville Rd And Brantingham Rd. Terrible condition for our tax money	10/9/2025 5:20 AM
4	REPLACE MPOST OF YOUR DOT SIGNS, OLD, NONE REFLECTIVE, DULL ETC	10/7/2025 9:21 PM
5	Not that I can think of	10/7/2025 4:47 PM
6	More police enforcing speed limits on Greig rd.. Brantingham Rd.. Partridgeville Rd..	10/7/2025 4:14 PM
7	No, for the current traffic I believe it's great.	10/6/2025 3:24 PM
8	Brantingham rd!!!	10/6/2025 10:03 AM
9	Need to trim trees on all roads	10/6/2025 7:06 AM
10	Yes all town roads . Brantingham road needs to be wider with more areas for people to run and bike	9/24/2025 1:38 PM
11	NOT KNOWN	8/25/2025 1:36 PM
12	For the safety of getting off the Patterson Street corner you (or worse up toward town) ??? the speed should be enforced. Many bikers	8/25/2025 1:17 PM
13	N/A	8/25/2025 1:06 PM
14	NO	8/25/2025 12:45 PM
15	Brantingham Hill Road needs to have new lines painted & some repairs done. Pretty heavy summer traffic.	8/25/2025 12:37 PM
16	Leave some snow on the sides of the roads. Seen to be winged way back past for years.	8/25/2025 11:02 AM
17	None I'm aware of in Brantingham	8/25/2025 10:47 AM
18	Long Point, blind hill, blind (ZERO) shoulder, Blind driveways, signs--very dangerous BIGGER "DEAD END" sign @ N. Shore for Long Point	8/25/2025 10:30 AM
19	N/A- unknown beyond main road access	8/25/2025 10:19 AM
20	Dead end Roads should be posted as such. Currently ATVS, Dirt Bikes, etc. ROAR down dead end roads and turn around and ROAR back out ALL DAY LONG	8/24/2025 7:47 PM
21	Snow removal is most important	8/24/2025 6:58 PM
22	Some really rural roads are not always the greatest to maneuver	8/24/2025 6:50 PM
23	ALL intersections need to be checked for proper signage before the Town gets sued!	8/24/2025 6:20 PM
24	Why bother, nothing ever gets done. they know and its always the money runs out, yet the same roads get fixed p and others remain a washout.	8/24/2025 6:14 PM
25	They are adequately maintained	8/24/2025 5:51 PM
26	N/A	8/24/2025 2:33 PM
27	Drainage improvement are needed on North Shore Road	8/24/2025 1:58 PM

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28	Don't know	8/24/2025 12:53 PM
29	Middle Road	8/24/2025 12:42 PM
30	The road coming up from Greig to Brantingham-shoulders of the road need repair	8/24/2025 12:35 PM
31	Coming in Eatonville Road to bridge where people like to tube, swim, fish and then getting to camping area	8/24/2025 12:21 PM
32	Otter Creek Road/Pine Grove Road	8/24/2025 11:48 AM
33	Brantingham Road	8/23/2025 10:36 PM
34	No	8/23/2025 10:27 PM
35	I prefer the roads not be paved	8/23/2025 9:39 PM
36	Middle Road	8/23/2025 9:18 PM
37	In front of Pine Tree Restaurant. Cars and ATVs from the Middle Road often don't stop. Stream Mill Rd in front of the Golf Course also is a difficult spot for both cars and bikes especially coming up the hill- visibility is difficult in both directions	8/23/2025 8:32 PM
38	Hard to see on-coming traffic on Partridgeville Road from the North Dhore Rd by Coachlight	8/23/2025 7:52 PM
39	Partridgeville road needs to be paved all the way up the road, 8 mile section	8/23/2025 7:34 PM
40	There's always upkeep to our roads	8/23/2025 7:16 PM
41	Some ATV trails are to narrow, very unsafe for 2 UTV's in opposite directions	8/23/2025 6:54 PM
42	NO	8/23/2025 6:36 PM
43	For what the taxes are charged around the lake it would seem the roads could be paved and not oil and stoned every few years	8/23/2025 5:10 PM
44	Cut back Brush on N/S Road & Brantingham Rd to make it easier to see looking West. Otherwise, great.	8/23/2025 4:56 PM
45	Middle Road	8/23/2025 4:01 PM
46	I am very happy with the roads I reavel	8/22/2025 11:54 AM
47	NO	8/22/2025 11:35 AM
48	No	8/22/2025 11:27 AM
49	Pine Grover Rd. near Otter Creek needs more signage to slow down for the hill and the corner	8/21/2025 3:10 PM
50	Not really. NEVER pave the rest of Partridgeville Road PLEASE	8/21/2025 2:43 PM
51	Bridge at Eatonville	8/21/2025 2:18 PM
52	No, the Town does a great job now.	8/21/2025 1:30 PM
53	?	8/21/2025 12:21 PM
54	N/A	8/21/2025 10:32 AM
55	No	8/21/2025 10:16 AM
56	North Shore Road in Brantingham needs to be widened	8/21/2025 10:03 AM
57	Burdick's crossing and most of Burdick's crossing road. Uneven shoulders and drop offs. Some similar on Greig road.	8/7/2025 6:02 AM
58	I had heard there was proposed to put a Stop Sign on Long Point Road where it intersects with Partridgeville Road, rather than the current Stop sign on Partridgeville Road heading South. What would be the purpose and what would justify the considerable Cost??? In my opinion, it would create a unsafe situation with the Partridgeville Rd (and snowmoblies and wheelers) traveling even faster at the intersection. The current traffic pattern on a shape corner is idea in slowing down traffic. Spending money to straighten out the road is a waste and will undoubtly make the intersection more prone to accidents.	8/6/2025 2:52 PM

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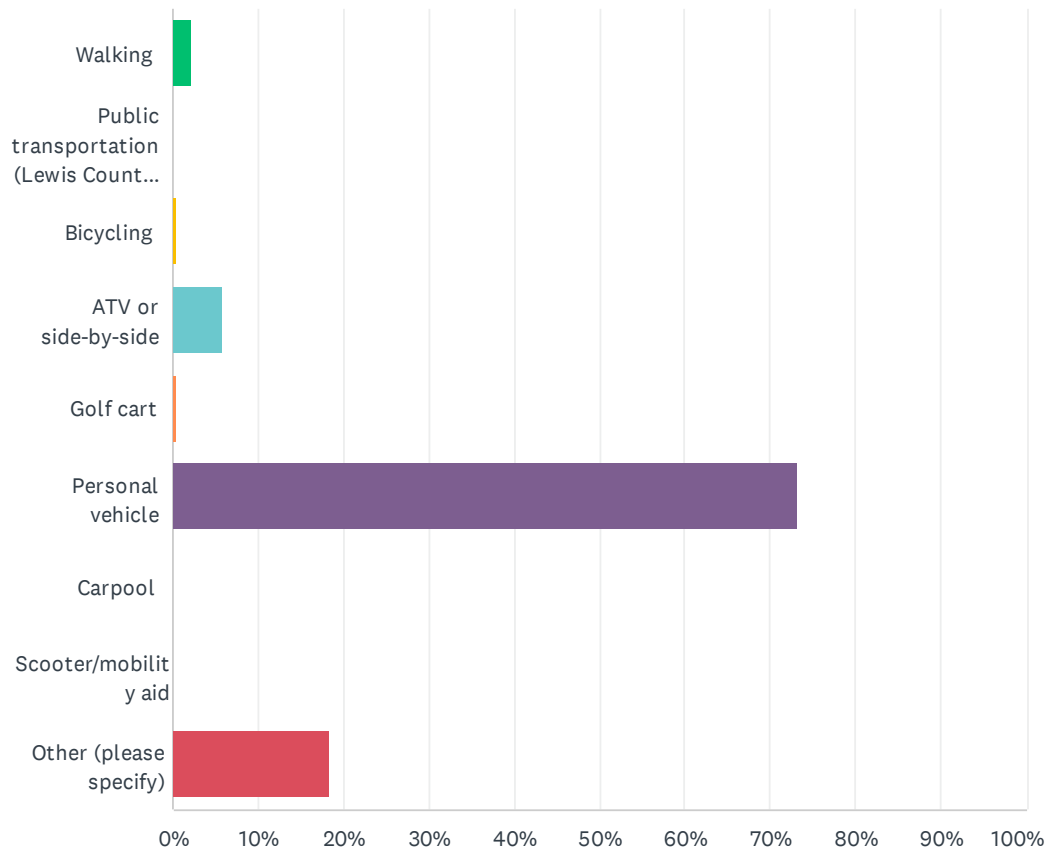
59	Middle Road is terrible due to OHV use	7/31/2025 11:51 AM
60	-	7/31/2025 11:42 AM
61	I don't think so.	7/28/2025 4:42 PM
62	Brantingham "hill" road	7/27/2025 12:35 PM
63	North south and fish creek on that funky curve , their should be yield signs , it's blinding and dangerous	7/26/2025 7:22 AM
64	na	7/25/2025 6:50 PM
65	No that we know of.	7/25/2025 3:03 PM
66	Brantingham Road has pot holes that need to be repaired.	7/23/2025 11:08 AM
67	Control ATV or UTV damage to roads, sweep roads were they continue to put mud and rocks on blacktop	7/22/2025 9:18 AM
68	No	7/21/2025 8:07 PM
69	All the town roads need to have brush cut back Remove fence posts on Sweeney road that are in town right of way so snow mobile can get off road	7/20/2025 7:40 PM
70	intersection of Grieg Rd and Brantingham Rd - people just don't stop at the end of Brantingham Rd.	7/15/2025 4:28 PM
71	Don't know of any	7/11/2025 6:55 PM
72	Brantingham hill, Partridgeville Rd. All car speed signs should include ATV speed signs and signs that say NO ATV BEYOND THIS POINT.	7/9/2025 5:29 PM
73	No	7/9/2025 12:37 PM
74	Continue roadside ditch and limb maintenance	7/9/2025 11:27 AM
75	Independence Lane	7/9/2025 8:55 AM
76	Burdicks crossing needs internet east of the river.	7/5/2025 10:05 AM
77	County road from village of Greig to Brantingham needs shoulders. Road drops off four inches in places. Permanent shoulders would be nice for recreation. Otherwise loose gravel gets plowed away every winter.	7/3/2025 11:56 AM
78	Corner of Steam Mill and Lake House road-signage and clear sight at intersection....the bridge between Lily Pond and LOP should have guardrails, the intersection between Brantingham Road (on bend just before the 3rd hole on the golf course) and the road (by Ben Bradish's) that goes to the North-South Road: the visibility is bad there when turning left.	7/1/2025 3:24 PM
79	The corner of Steam Mill and Lake House roads frequently is over grown creating a sight block.	7/1/2025 3:01 PM
80	Yes, the shoulder of the side of Brantingham Rd going up the hill needs to be filled out it is dangerous and was never done correctly	6/30/2025 9:31 PM
81	No	6/30/2025 8:31 AM
82	no	6/28/2025 5:09 PM
83	Donnattsburg road needs the barriers put back to prevent ATVs	6/28/2025 12:44 PM
84	Fish Creek Road being on 4 wheel trail I believe needs a slower speed limit. ATV's very, rarely follow the 25 mile an hour limit and cars often cross over into other lane going around bends. Very surprised there has not been more accidents. Also more people seem to be walking and biking on road more with improvements to Singing Waters.	6/28/2025 9:40 AM
85	Maybe heavier speed limit signs?	6/27/2025 4:11 PM
86	None	6/26/2025 9:58 PM
87	I would like to see the Donnattburg Road Bridge rebuilt	6/25/2025 9:56 AM

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88	More brushing in general.	6/25/2025 8:13 AM
89	No	6/24/2025 7:52 PM
90	not aware of any	6/23/2025 11:57 PM
91	I'm sure there is, but none that I can name.	6/23/2025 5:29 PM
92	Nope	6/23/2025 5:13 PM
93	Na	6/23/2025 2:17 PM
94	Sometimes Partridgeville road but the town has been doing a great job trying to to keep it up	6/19/2025 11:41 PM
95	Brantingham Road	6/19/2025 3:19 PM
96	Partridgeville road	6/18/2025 11:18 PM
97	No	6/18/2025 10:24 PM
98	close main street to ATV UTV MINI BIKES DIRT BIKES AND SNOW SLEDS.	6/18/2025 8:08 AM
99	Glen Greig fish game road	6/17/2025 10:06 PM
100	All secondary roads needs more maintenance and trees trimmed back	6/17/2025 9:12 PM
101	Shoulders of all roads needs improvement	6/17/2025 9:08 PM
102	Brantingham Rd needs shoulders to accommodate the log trucks. Pot holes filled.	6/17/2025 7:08 PM
103	All of brantingham roads are in poor condition	6/17/2025 2:41 PM
104	Kudos to Mike A for the new pavement work on Long Point Road! And for the wonderful job the guys do plowing/sanding during the winter months.	6/17/2025 2:22 PM
105	Partridgeville Rd	6/17/2025 1:04 PM
106	Brantingham Boat launch should be widened and evened out. Who ever was staying at that Aframe next to the launch a few weeks back had their car bumper parked at the very edge of the paved launch making it very tricky to back down with my boat (and I'm very skilled at this). I know that a cement wall was suggested previously which didn't gain support but how about a white line on the ground as a no parking area.	6/17/2025 12:52 PM
107	Noting specific I am aware of	6/17/2025 12:46 PM
108	Brantingham road is very busy and very narrow by the camp ground. There is a huge drop off and the shoulder has needed fixing for many years. The road gets built up higher but not wider. It is not very safe for walking, biking etc.	6/17/2025 11:16 AM

### Q38 What is your primary way of getting around Greig?

Answered: 241 Skipped: 53



ANSWER CHOICES	RESPONSES	
Walking	2.07%	5
Public transportation (Lewis County Public Transportation)	0.00%	0
Bicycling	0.41%	1
ATV or side-by-side	5.81%	14
Golf cart	0.41%	1
Personal vehicle	73.03%	176
Carpool	0.00%	0
Scooter/mobility aid	0.00%	0
Other (please specify)	18.26%	44
<b>TOTAL</b>		<b>241</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	VEHICLE	10/7/2025 9:21 PM

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2	Snowmobile	10/5/2025 6:46 PM
3	ATV/Personal Vehicle	8/25/2025 1:17 PM
4	walk, AVT, golf cart, drive personal vehicle	8/25/2025 12:45 PM
5	"N/A" & personal vehicle	8/25/2025 12:28 PM
6	walk, ATV/Side x Side, Personal vehicle	8/25/2025 11:33 AM
7	ATV, Personal Vehicle	8/25/2025 11:02 AM
8	walk, personal vehicle	8/25/2025 10:40 AM
9	Walk, personal vehicle	8/24/2025 7:47 PM
10	ATV, Golf Cart, Personal Vehicle	8/24/2025 7:20 PM
11	ATV, personal vehicle	8/24/2025 6:14 PM
12	Bike, scooter/mobility aid, personal vehicle	8/24/2025 5:51 PM
13	ATV, personal car	8/24/2025 2:37 PM
14	ATV, Golf Cart, Personal Vehicle	8/24/2025 2:33 PM
15	Golf cart, drive my personal vehicle	8/24/2025 1:38 PM
16	ATV, Golf Cart, Drive my personal vehicle	8/24/2025 1:28 PM
17	walking, Bicycle, Drive my personal vehicle	8/24/2025 1:15 PM
18	ATV/Personal Vehicle	8/24/2025 1:06 PM
19	walk, drive my personal car	8/24/2025 12:35 PM
20	walk, bike, ATV, Personal Vehicle	8/23/2025 10:55 PM
21	Walk, personal vehicle	8/23/2025 9:59 PM
22	ATV & Personal Vehicle	8/23/2025 9:39 PM
23	ATV/Side by Side & snowmobile	8/23/2025 9:25 PM
24	ATV & Personal Vehicle	8/23/2025 9:18 PM
25	ATV, Personal Vehicle	8/23/2025 9:12 PM
26	walk, bike (if it were safer), ATV/Side by Side, Personal Vehicle	8/23/2025 8:32 PM
27	ATV, Golf cart, personal vehicle	8/23/2025 6:54 PM
28	walk, drive personal vehicle	8/23/2025 5:59 PM
29	ATV/Side by side; Drive my personal vehicle & snowmobile	8/23/2025 5:42 PM
30	ATV, Personal vehicle	8/23/2025 5:19 PM
31	Walk, golf cart, drive personal vehicle	8/23/2025 5:10 PM
32	ATV & Personal Vehicle	8/23/2025 4:56 PM
33	ATV/Side by Side; Personal vehicle	8/23/2025 4:23 PM
34	Walk, bike, personal vehicle	8/23/2025 4:16 PM
35	Walk, drive personal vehicle	8/23/2025 4:08 PM
36	Bike and personal vehicle	8/23/2025 4:01 PM
37	Bike, Dirt Bike dualsport, personal vehicle	8/21/2025 2:43 PM
38	Walking and Personal Vehicle both checked	8/21/2025 2:27 PM
39	Both ATV/Private Vehicle checked	8/21/2025 2:00 PM

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40	Walking, Biking, ATV, Drive Personal Vehicle	8/21/2025 1:30 PM
41	ATV/Side by Side and Snowmobile	8/21/2025 10:16 AM
42	ATV and Snowmobile during their respective seasons.	6/25/2025 12:19 PM
43	car	6/18/2025 8:08 AM
44	Personal vehicle	6/17/2025 2:22 PM

## Q39 Using three words, how would you like to describe Greig in the next 15 years?

Answered: 175 Skipped: 119

#	RESPONSES	DATE
1	Welcoming, enhanced businesses, safe	10/19/2025 5:48 PM
2	Less people	10/14/2025 11:21 AM
3	People leaving over taxed	10/14/2025 1:05 AM
4	Stay undeveloped	10/12/2025 3:17 PM
5	Not much change.	10/10/2025 9:11 PM
6	Same quiet town	10/10/2025 8:12 PM
7	Nature, healthy, community	10/9/2025 5:24 AM
8	SAFER, MORE TICKETS, NEWER DOT SIGNS	10/7/2025 9:21 PM
9	Remote, quiet, unchanged	10/7/2025 6:47 PM
10	Same old story	10/7/2025 1:12 PM
11	Outdoor recreation hub	10/7/2025 7:53 AM
12	Charming small town	10/7/2025 2:44 AM
13	Status Quo!	10/6/2025 3:27 PM
14	Less crowded	10/6/2025 10:06 AM
15	Progressive small-town community	10/6/2025 9:49 AM
16	Peaceful, quiet	10/6/2025 8:48 AM
17	Clean Safe Outdoors	10/5/2025 5:02 PM
18	Peaceful, safe, fellow criminal activity	10/5/2025 8:25 AM
19	quiet safe friendly	8/25/2025 1:37 PM
20	Larger (?) More prosperity More to offer to everyone- gas, prefer trees, UTV, better off road	8/25/2025 1:22 PM
21	Friendly, stable, Safe	8/25/2025 1:07 PM
22	Friendly Laid Back Upscale (well maintained)	8/25/2025 12:56 PM
23	Leave As Is	8/25/2025 12:46 PM
24	Minimal changes	8/25/2025 11:33 AM
25	Beautiful Quiet Homey	8/25/2025 11:02 AM
26	I hope not too many changes, it is great to have a really small-small town!	8/25/2025 10:48 AM
27	up to date quiet and natural clean	8/25/2025 10:40 AM
28	Welcoming Maintained Dog Park	8/25/2025 10:31 AM
29	Rural, Clean, Neat/Quaint	8/24/2025 7:48 PM
30	Going to Hell	8/24/2025 7:38 PM
31	As is No more paved roads	8/24/2025 7:20 PM

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32	Don't have any at this time	8/24/2025 7:12 PM
33	Quiet Friendly Rural	8/24/2025 6:58 PM
34	stable, uplifting, enjoyable	8/24/2025 6:51 PM
35	Attractive, thriving, safe	8/24/2025 6:31 PM
36	Booming Advancing Beautiful	8/24/2025 6:21 PM
37	OVER BUILT! OVER TAXED! OVER PRICED!	8/24/2025 6:14 PM
38	Moving forward	8/24/2025 6:00 PM
39	friendly tolerant of others Family oriented	8/24/2025 5:52 PM
40	None	8/24/2025 2:33 PM
41	Peaceful, Quiet, Clean	8/24/2025 2:24 PM
42	Increased diversity Increased services Increased happiness	8/24/2025 1:59 PM
43	Moderate Growth Warm Design?? (sorry- can't read)	8/24/2025 1:48 PM
44	Fun, hopefully still a nice place to be more populated	8/24/2025 1:40 PM
45	Peaceful Sustainable Renewable	8/24/2025 1:15 PM
46	Increased residence Safe Welcoming	8/24/2025 1:06 PM
47	Welcoming Safe Stable	8/24/2025 12:53 PM
48	Growth, Popular with out of staters	8/24/2025 12:43 PM
49	Rural Place to ride horse Lots land/water	8/24/2025 12:21 PM
50	Charming Small shops on "Main Street" Proud Consider Tree Town, Butterfly sactuary	8/24/2025 12:00 PM
51	Resilient Sustainable Inviting	8/24/2025 11:48 AM
52	Stays about The Same	8/24/2025 11:41 AM
53	Quiet Peaceful Prosperous	8/23/2025 10:56 PM
54	My full time home Vibrant, safe community Increased dversity	8/23/2025 10:46 PM
55	Peaceful Clean Non-ATV	8/23/2025 10:37 PM
56	Like Old Forge-- at this rate too crowded, no sense of community, no longer home town, over priced	8/23/2025 10:28 PM
57	Tranquil, responsive	8/23/2025 10:16 PM
58	Like it was in the 1960's	8/23/2025 10:00 PM
59	Do Not Bring In Corporate America	8/23/2025 9:40 PM
60	Quaint Rustic Welcoming	8/23/2025 9:25 PM
61	Stay the Same	8/23/2025 9:18 PM
62	quiet safe clean	8/23/2025 8:34 PM
63	Balance overall standard of living off B'ham Hill Higher Progressive B'ham offering rec center activities Respnsive	8/23/2025 7:54 PM
64	destination fun place More inviting to local residents Relaxing and safe community	8/23/2025 7:35 PM
65	to stay the same, to be a quiet place	8/23/2025 7:16 PM
66	Exploring, Family, Nature	8/23/2025 6:55 PM
67	unchanged, timeless, quiet	8/23/2025 6:44 PM
68	Quiet, safe friendly	8/23/2025 6:36 PM

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69	Unchanged	8/23/2025 6:21 PM
70	rural	8/23/2025 5:53 PM
71	Rural	8/23/2025 4:57 PM
72	Rural, Quiet, Quaint	8/23/2025 4:23 PM
73	Rural, peaceful	8/23/2025 4:09 PM
74	Residential expansion; Expand motorized trail network	8/23/2025 4:01 PM
75	unchanged, quiet, rural	8/22/2025 11:55 AM
76	*Less noise *Less big boats *No ATV's on rads	8/22/2025 11:36 AM
77	Stay The Same	8/22/2025 11:28 AM
78	safe, small, friendly	8/21/2025 3:20 PM
79	Clean & quiet, maintained, protected	8/21/2025 3:12 PM
80	quiet, small, old school	8/21/2025 2:45 PM
81	Growing	8/21/2025 2:28 PM
82	Keep Greig Alive	8/21/2025 2:11 PM
83	Clean, maintained, friendly	8/21/2025 2:01 PM
84	Friendly, tolerant, welcoming	8/21/2025 1:45 PM
85	Expensive for locals that originally lived here. Loud. Crime	8/21/2025 1:32 PM
86	Zoning enforcement, better Town Board, Better Supervisor	8/21/2025 1:02 PM
87	Friendly, Smart Development, Sensitive to Nature	8/21/2025 12:22 PM
88	Heaven, a beautiful place, clean community	8/21/2025 10:48 AM
89	Over developed, unaffordable	8/21/2025 10:20 AM
90	Clean, safe pleasant	8/21/2025 10:06 AM
91	Much like today in prioritizing and protecting its natural beauty and resources rather than being over run by disrespectful short term renters, and disrespectful operators of motorized vehicles.	8/6/2025 3:00 PM
92	Preserve the past	7/31/2025 11:54 AM
93	Quaint, small town	7/30/2025 9:18 PM
94	Clean, Vibrant (but not "touristy" like Old Forge, Sense of community for EVERYONE- lake residents, Non-lake residents, visitors, seasonal	7/30/2025 7:33 AM
95	enchanting vibrant inviting	7/29/2025 1:33 PM
96	charming, lakeside, adventure	7/28/2025 8:13 PM
97	Not over populated.	7/28/2025 4:44 PM
98	Tech, quite, friendly	7/27/2025 12:40 PM
99	No change , keep the old town feel .. clean up properties that are the meth heads and enforcement on sloppy curb appeal homes that have trash and debris and rusted vehicles and trash	7/26/2025 7:28 AM
100	Don't change much	7/25/2025 9:39 PM
101	sustainable quaint beautified	7/25/2025 6:54 PM
102	Quaint Adirondack hamlet	7/25/2025 3:28 PM
103	Too built up.	7/25/2025 3:04 PM
104	quiet nature retreat	7/23/2025 6:58 PM

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105	Peaceful, best kept secret	7/23/2025 11:11 AM
106	Beautiful, quiet, peaceful.	7/22/2025 3:08 PM
107	Huge tourist growth	7/22/2025 9:21 AM
108	return to: PEACEFUL ADIRONDACK LIFESTYLE	7/22/2025 7:43 AM
109	Over growth building	7/21/2025 8:10 PM
110	Keep It Simple	7/19/2025 1:13 PM
111	Small, quiet, plenty of recreational activities available	7/17/2025 10:05 AM
112	Preservation of nature and wildlife.	7/13/2025 11:03 AM
113	Great small community	7/11/2025 6:58 PM
114	Safe Well kept	7/11/2025 3:54 PM
115	Maintained, friendly, clean	7/11/2025 9:30 AM
116	Respectfully developed	7/9/2025 8:46 PM
117	Quite, laid back, fun	7/9/2025 5:32 PM
118	Stay the same.	7/9/2025 12:40 PM
119	Welcome vistors	7/9/2025 11:31 AM
120	Staying relatively the same	7/9/2025 8:56 AM
121	Frozen in time	7/7/2025 12:15 PM
122	Peaceful, friendly, beautiful	7/7/2025 9:59 AM
123	Quaint, natural, safe	7/6/2025 10:45 AM
124	Quaint small town	7/3/2025 12:00 PM
125	Rural Friendly Community	7/2/2025 3:11 PM
126	Economically sound without impacting the small town feel.	7/2/2025 12:01 PM
127	Welcoming, friendly, happy	7/1/2025 3:30 PM
128	Rural, natural, safe	7/1/2025 3:07 PM
129	Stable and clean and quiet	6/30/2025 9:33 PM
130	Over population with out of town ers	6/30/2025 6:40 PM
131	Clean, quiet, low crime	6/30/2025 10:57 AM
132	Beautiful well-maintained community.	6/30/2025 8:34 AM
133	Rural, safe, modern	6/28/2025 7:45 PM
134	Quiet, friendly and successful	6/28/2025 5:16 PM
135	Great tourist destination	6/28/2025 12:46 PM
136	Rural, natural, peaceful	6/28/2025 9:47 AM
137	Same only better	6/27/2025 4:19 PM
138	Inclusive, quiet, quaint	6/27/2025 4:15 PM
139	destination, outdoors, UTV	6/27/2025 7:56 AM
140	Peaceful Fun Undeveloped	6/26/2025 10:00 PM
141	Stable, Clean, Safe	6/26/2025 3:54 PM
142	clean rural community	6/25/2025 11:41 PM

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143	prospering, peaceful, managed well	6/25/2025 7:08 PM
144	Rural adirondack community.	6/25/2025 1:26 PM
145	Less rental properties	6/25/2025 12:24 PM
146	Adirondacks, charming, lower taxes	6/25/2025 10:10 AM
147	Rural, forested and attractive (well maintained and attractive looking public and private buildings/properties)	6/25/2025 9:56 AM
148	Rural, undeveloped, the same	6/25/2025 8:14 AM
149	Quiet, outdoorsy, enjoyable	6/25/2025 6:14 AM
150	Unique Small community feel	6/24/2025 7:59 PM
151	Restrictions on ATVs	6/24/2025 8:07 AM
152	small town life	6/23/2025 11:59 PM
153	Casually Adirondack progressive	6/23/2025 5:31 PM
154	Growing Community with a family atmosphere	6/23/2025 5:17 PM
155	Progressive with the times	6/23/2025 2:24 PM
156	Overpriced overpopulated Damaged from snow sleds Atvs utvs	6/19/2025 11:46 PM
157	Stay the same	6/19/2025 11:48 AM
158	Quiet, clean, affordable	6/18/2025 11:21 PM
159	Involved, growing, more-community relationships	6/18/2025 10:27 PM
160	Safe, drug free, family oriented	6/18/2025 9:06 PM
161	Upcoming, traveled, improved	6/18/2025 9:01 PM
162	changed from the present.	6/18/2025 8:12 AM
163	Amazing tourist destination	6/18/2025 5:19 AM
164	Quiet Beautiful Home	6/18/2025 1:20 AM
165	Becoming to commercialized	6/17/2025 11:34 PM
166	Sad troubling	6/17/2025 10:10 PM
167	Progressive	6/17/2025 9:10 PM
168	Healthy living, olen spaces and friendly	6/17/2025 7:58 PM
169	Protected Conserved Sustainable	6/17/2025 7:44 PM
170	Less is more	6/17/2025 7:10 PM
171	welcoming democratic inclusive	6/17/2025 2:27 PM
172	Staying small	6/17/2025 1:06 PM
173	Education, education, education.	6/17/2025 12:56 PM
174	Would like it to rival places like West Virginia, Pennsylvania and New Hampshire for AtV destinations	6/17/2025 12:49 PM
175	Recreation, Nature, Inclusive	6/17/2025 12:15 PM

## Q40 What are your biggest concerns about the future of Greig?

Answered: 194 Skipped: 100

#	RESPONSES	DATE
1	It will be overrun with drugs	10/19/2025 5:48 PM
2	Over crowding	10/14/2025 11:21 AM
3	Taxes are too high	10/14/2025 1:05 AM
4	Too many rentals	10/12/2025 3:17 PM
5	That it is able to stay the same great place but adapt to the future.	10/10/2025 9:11 PM
6	Hopefully staying the same	10/10/2025 8:12 PM
7	Need controlled growth	10/9/2025 5:38 PM
8	Trashy yards, more atv tourism, no health care/ doc in village	10/9/2025 5:24 AM
9	ITS OUT OF CONTROL NOW. WHAT IS THE FUTURE, MORE IDIOTS ON THE TRAILS	10/7/2025 9:21 PM
10	Over development, loss of golf course	10/7/2025 6:47 PM
11	Influx of people that the town can not support	10/7/2025 4:15 PM
12	Over populated	10/7/2025 2:44 PM
13	Crime, taxes, cost of living, loss of nature, being run out by rich people from wealthy areas	10/7/2025 1:12 PM
14	unsupervised explosive growth	10/7/2025 7:53 AM
15	That it will become over regulated and lose its small town charm	10/7/2025 2:44 AM
16	To much expansion	10/6/2025 3:27 PM
17	Over population	10/6/2025 10:06 AM
18	Animosity of long time locals toward new property owners	10/6/2025 9:49 AM
19	Too many people	10/6/2025 8:48 AM
20	Not enough income that taxes become main source and drive people out who have been there forbyears	10/5/2025 8:15 PM
21	Lack of Lake Access for residence not living on the lake	10/5/2025 6:48 PM
22	I would hate for it to become a tourist attraction or too noisy and busy	10/5/2025 5:02 PM
23	The busyness is going to increase criminal activity, accidents, drinking and driving, ect.	10/5/2025 8:25 AM
24	Tourists, ATV's, regulating speed zones	8/25/2025 1:37 PM
25	People here ??? ??? change or needed for the future or its going to get a little ?? town. Greig is not Brnatingham Lake and Shouldn't now or ever be taxed according to Brantingham. This is a large problem with Greig. We should never be taxed as a resort area as they are. This is not by for coming for the people. This needs to be changed NOW!	8/25/2025 1:22 PM
26	The area becoming too commercialized	8/25/2025 1:07 PM
27	Over building without supporting services	8/25/2025 12:56 PM
28	To many low lifes if you get housing, crime	8/25/2025 12:46 PM
29	Taxes too high	8/25/2025 12:37 PM
30	Greig's future is dependent on a thriving Brantingham. Outsiders will be the downfall.	8/25/2025 12:22 PM

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31	Over development	8/25/2025 11:33 AM
32	Getting over populated	8/25/2025 11:02 AM
33	I would hate to see changes in Brantingham to "bring it into the future"	8/25/2025 10:48 AM
34	Over population	8/25/2025 10:40 AM
35	Too many beards	8/25/2025 10:31 AM
36	NONE	8/24/2025 7:48 PM
37	Over run with out of towners thinking they own the place	8/24/2025 7:38 PM
38	Higher Taxes	8/24/2025 7:27 PM
39	Becoming Old Forge-like. When Uncas Rd was paved the Mtn. Road feeling was destroyed	8/24/2025 7:20 PM
40	Don't have any at this time except for a gas station that was once there and a small grocery store	8/24/2025 7:12 PM
41	That it will get to popular and drive up values and many full and part time residents are driven out. Market values go crazy.	8/24/2025 6:51 PM
42	Preserving the lakes and Rivers and Rural character not commercializing & over populating the area. I call my property my decompression zone and I'd like to keep it that way!	8/24/2025 6:39 PM
43	Taxes increase Services to keep up with population Maintain and improve hamlet streets and environment	8/24/2025 6:31 PM
44	Bickering Turning board positions over to the county will lose local control! Has already started	8/24/2025 6:21 PM
45	Old time ?? dying off?? (very hard to read!)	8/24/2025 6:00 PM
46	That it not turn into a village that has a lot of regulations and restrictions	8/24/2025 5:52 PM
47	None	8/24/2025 2:33 PM
48	Too many short term rentals Not enough law enforcement visibility	8/24/2025 2:24 PM
49	Lack of open mindedness	8/24/2025 1:59 PM
50	Camps become large homes on lake. That concerns me because of water/sewer mixing	8/24/2025 1:48 PM
51	We spend out winters in Florida where the population is exploding. The traffic is horrendous and it seems the people are becoming impatient and rude. Hope it never happens here	8/24/2025 1:40 PM
52	Reducing Tax Burden	8/24/2025 1:29 PM
53	Over Population Air and Water Pollution Green House Gases	8/24/2025 1:15 PM
54	Increase in taxes	8/24/2025 12:59 PM
55	That it will become spoiled by over development and lose it's small town nature	8/24/2025 12:53 PM
56	Having it built up	8/24/2025 12:21 PM
57	Too Much Building Around Lake Protection of natural resources Control invasive plants	8/24/2025 12:00 PM
58	Sustainable and ecologically responsible growth	8/24/2025 11:48 AM
59	Maintaining a rural setting	8/24/2025 11:41 AM
60	Run down apartment buildings Loud traffic	8/23/2025 10:56 PM
61	Less full time residents at Brantingham with excessive rentals and VRBOs	8/23/2025 10:46 PM
62	The madness of ATV's and 4 Wheelers and the fact that there is no law enforcement	8/23/2025 10:37 PM
63	That we will continue to grow and add businesses increase tourism, out tax those who love here and turn out just like Old Forge where families who owned camps there for generations could no longer afford their camps and had to sell them	8/23/2025 10:28 PM
64	Overrun with rentals	8/23/2025 10:16 PM

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65	Keeping the lake clean Limit impact of recreational vehicles	8/23/2025 10:06 PM
66	Gangs (?) of ATV (hard to read!) Too many Deer	8/23/2025 10:00 PM
67	Pro tourism will destroy the Town's character without a comprehensive plan	8/23/2025 9:52 PM
68	Over regulation and taxing	8/23/2025 9:40 PM
69	Over development	8/23/2025 9:25 PM
70	Over Growth	8/23/2025 9:18 PM
71	Don't want it to be like Old Forge Investigate Post office returning to the top of the hill Continuing to protect our Lakes form invasive species Protecting boater and others using the lakes from those who do not obey the laws of the state and Town.	8/23/2025 8:34 PM
72	The Town is stagnant Getting people to get involved Concern is more emphasis is placed on generic Greig when Brantingham provides people to run the library, activities participants, etc. yet nothing is spent to develop programs in Brantingham	8/23/2025 7:54 PM
73	Only 2 businesses, returnable redemption center, water (spring access) used by many Brantingham Lake Residents (extremely important)	8/23/2025 7:35 PM
74	To keep it as it is	8/23/2025 7:16 PM
75	Availability of Fire/Rescue	8/23/2025 7:06 PM
76	High Taxes	8/23/2025 6:55 PM
77	Greig is a small, safe community. Lets keep it that way.	8/23/2025 6:36 PM
78	The locals need to be able to maintain their lifestyle. It seems the lake people are raising the cost of living in a small rural area.	8/23/2025 6:29 PM
79	Taxes increasing	8/23/2025 6:21 PM
80	To many people coming thinking they can do anything they want + regulations about dogs don't pertain to them	8/23/2025 5:59 PM
81	Want to keep the rural way of life	8/23/2025 5:53 PM
82	PROPERTY TAXES TO HIGH! SCHOOL TAXES TO HIGH!	8/23/2025 5:44 PM
83	It will become "to big"	8/23/2025 5:32 PM
84	Worried about the land for public use	8/23/2025 5:19 PM
85	Regulating 4 wheeling, why is, for example North Shore Road have a sign welcoming wheelers down that road when there are year round residents who make that area their home. I'm all for welcoming wheelers into our area, but they need to stay on the main roads.	8/23/2025 5:12 PM
86	Plans for commons & the cost	8/23/2025 5:04 PM
87	Taxes going up; Internet, phone service	8/23/2025 4:57 PM
88	Taxes going up	8/23/2025 4:23 PM
89	Too many renters that don't respect the area or the people	8/23/2025 4:16 PM
90	?	8/23/2025 4:09 PM
91	Attempting to maintain status quo	8/23/2025 4:01 PM
92	That it's quiet, rural character will be lost. That people (like me- that come from somewhere else) will try to change it.	8/22/2025 11:55 AM
93	Needs improved building construction	8/22/2025 11:36 AM
94	Maintaining a quiet and safe environment for children to grow up in, in addition to programs and events for you as safe places to escape stressors at home.	8/21/2025 3:12 PM
95	Tourism due to increasing amount of side by side and snowmobiles will cause Brantingham to become overcrowded, especially in summer like Old Forge is. Noise will continue to increase,	8/21/2025 2:45 PM

## Town of Greig Comprehensive Plan - Community Survey

more people will sell camps +land and large houses with giant garages will be erected down Partridgeville Rd and other main camp areas.

96	The Dump-please change the opening back to 10 AM- 4 PM and always have the guy open it one time. if not-your supervisor or counsulman shoud cover for him its not been reliable this year	8/21/2025 2:28 PM
97	Becoming over populated	8/21/2025 2:11 PM
98	Balancing residential needs/concerns with tourism	8/21/2025 2:01 PM
99	Keeping ATV revenue & accessibility to support local businesses that suffer from less snow/snowmobiling while avoiding conflict	8/21/2025 1:45 PM
100	People coming in more and more replacing camps/homes with expensive dwellings so locals cannot afford to live up here. We in 15 years have seen this happening more and more. Not all of us have high incomes.	8/21/2025 1:32 PM
101	Over regulating by biased Town Board. Board mebers are not representing the people of the TOG	8/21/2025 1:02 PM
102	Dilapidated houses	8/21/2025 12:22 PM
103	Over population which may feed to destruction of natural resources and beauty of the town.	8/21/2025 10:48 AM
104	Too much "big money"	8/21/2025 10:20 AM
105	unregulated growth	8/21/2025 10:06 AM
106	Disrespectful operators of golf carts, ATVs, side by sides, motor bikes. On 2 occasions in the last 5 years I have been within inches of being hit by golf carts while on my bicycle.	8/6/2025 3:00 PM
107	No long-term capital or reserve policy- especially for highway equipment (Create financial forecast tools and reserve rules). Finalize and adopt the Comprehensive Plan promptly, including community-engaged strategies that balance growth with conservation and public health. Water contamination issues (more water testing) Capacity for new land use decisions. Use the Comprehensive Plan to identify targeted economic goals—such as small-business support, seasonal services, and environmental tourism—while preserving rural charm.	7/31/2025 12:03 PM
108	It's losing the reasons we came here	7/31/2025 11:54 AM
109	Taxation	7/30/2025 9:18 PM
110	Divisions in opinions regarding needs of all groups who live in the area. I'm also very worried about the health of the lake as it gets more use.	7/30/2025 7:33 AM
111	inability to provide economic growth to the community that complements the area's natural beauty	7/29/2025 1:33 PM
112	To many people.	7/28/2025 4:44 PM
113	Building and code reinforcement	7/27/2025 12:40 PM
114	No policing , and drug activity.	7/26/2025 7:28 AM
115	Becoming too developed	7/25/2025 9:39 PM
116	over development and increased population growth	7/25/2025 6:54 PM
117	Over development	7/25/2025 3:28 PM
118	Over development and increasing taxes.	7/25/2025 3:04 PM
119	increasing property taxes that make living here unaffordable	7/23/2025 6:58 PM
120	Becoming too overpopulated, and expensive like Old Forge.	7/23/2025 11:11 AM
121	A mass influx of outsiders	7/22/2025 3:08 PM
122	Outside influences	7/22/2025 9:21 AM
123	over development	7/22/2025 7:43 AM

## Town of Greig Comprehensive Plan - Community Survey

124	Too much building of homes on less than 5 acres	7/21/2025 8:10 PM
125	The drugs in center of town	7/20/2025 7:42 PM
126	Too much development.	7/19/2025 1:13 PM
127	Growth	7/17/2025 10:05 AM
128	Overdevelopment.	7/13/2025 11:03 AM
129	To many rules not followed and the inability of enforcement	7/11/2025 6:58 PM
130	Maintaining the current way of life, medical care, keeping restaurants and stores	7/11/2025 9:30 AM
131	People abusing the area.	7/9/2025 5:32 PM
132	Too many new build housing. Too many people. Don't want to ever lose the small town feel.	7/9/2025 12:40 PM
133	LACK of lake access to Brantingham Lake	7/9/2025 11:31 AM
134	Becoming too popular of a tourist destination	7/9/2025 8:56 AM
135	overpopulation or crime or over development	7/7/2025 12:15 PM
136	We have a lot of tourism here but I feel that we lack a sense of community. There seems to be a lot that goes on in Brantingham but the rest of Greig gets left out. I think things like parades, block parties, garage sale weekends, movie nights at the park would be fantastic. I'm not sure how to get that going but I am willing to help with it.	7/7/2025 9:59 AM
137	Safety, crime	7/5/2025 10:05 AM
138	Safety for pedestrians, especially in the summer when so many are using the roads.	7/3/2025 12:00 PM
139	Growth	7/2/2025 3:11 PM
140	Being overly commercial and becoming excessively touristy	7/2/2025 12:01 PM
141	I'm afraid there won't be a reason why young families would want to move here.	7/1/2025 3:30 PM
142	The lack of balance between resident owners care and renters/visitors care for out forests, lakes, animals, and road sides.	7/1/2025 3:07 PM
143	Too much noise, too much development, keeping recreation	6/30/2025 9:33 PM
144	Taxes	6/30/2025 6:40 PM
145	environmental activists	6/30/2025 10:57 AM
146	Over population	6/30/2025 8:34 AM
147	Not enough roads that have electricity	6/28/2025 7:45 PM
148	Renters on the lake destroying the lake shore-line and killing the wildlife	6/28/2025 5:16 PM
149	None	6/28/2025 12:46 PM
150	I am worried that growth will come to quickly and change the reason we are there in first place.	6/28/2025 9:47 AM
151	People being foolish and ruining the freedom we have.	6/27/2025 4:19 PM
152	Amount of noise, fast traffic, crime, no place to walk in winter, constant fireworks, killing our ecosystem by spraying for bugs, and everything that I mentioned above in the survey.	6/27/2025 4:15 PM
153	That is stands still while other towns grow leaving Greigs businesses and area to suffer	6/27/2025 7:56 AM
154	The town continues to deteriorate and becomes unsafe	6/26/2025 10:00 PM
155	Unregulated growth combined with the outsized influence that snowmobiling and ATV's are having in the area. Recognize these bring important tourist dollars to area, but it should strike a balance to keep the nature of the town consistent.	6/26/2025 3:54 PM
156	conservation of natural resources	6/25/2025 11:41 PM
157	short term rentals and transient type people coming in.	6/25/2025 7:08 PM

## Town of Greig Comprehensive Plan - Community Survey

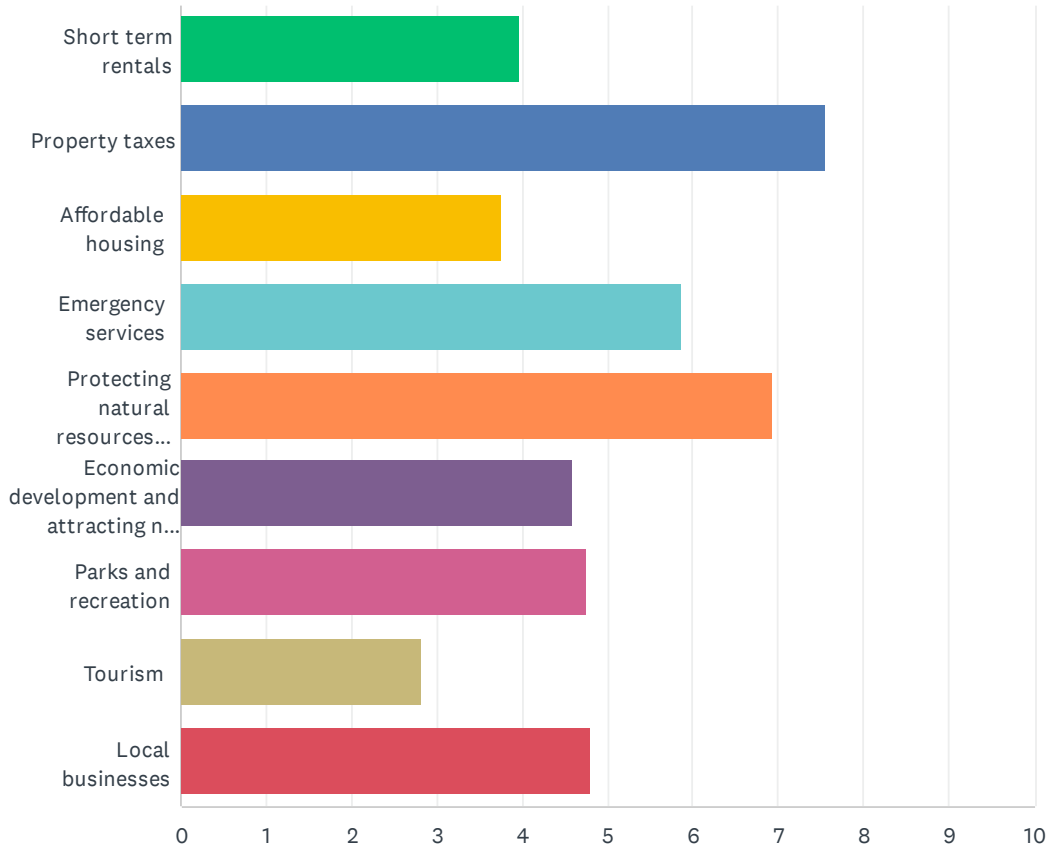
158	Increased ATV/side by side riding	6/25/2025 3:59 PM
159	Over population.	6/25/2025 1:26 PM
160	Overcrowding and increased lack of respect for property owners. This will result in more loss of trails, and eventually no go around!	6/25/2025 12:24 PM
161	taxes, over development, increase in UTV traffic	6/25/2025 10:10 AM
162	High taxation rates, lack of work opportunities leading to high welfare rolls and taxes, slow and expensive internet access, distance to major medical facilities.	6/25/2025 9:56 AM
163	Overdevelopment, crowding, raising taxes	6/25/2025 8:14 AM
164	1) losing ATV/UTV/snowmobile trails 2) taxes rising 3) small businesses disappearing	6/25/2025 6:14 AM
165	That it will succumb to the blight that the rest of the state has become	6/24/2025 7:59 PM
166	Increase in ATVs use of local roads Increase in rental units leading to more vacationers, destruction of property by ATVs	6/24/2025 8:07 AM
167	not too much clearing of trees and over development	6/23/2025 11:59 PM
168	Increases in tax liabilities.	6/23/2025 5:31 PM
169	My concerns at this time seems to be everybody's doing their job and everything is getting done	6/23/2025 5:17 PM
170	Too much catering to horse owners. May drive other recreations out. Would like to see more places with access to beaches, and camping or places to just go to. ie; soft maple campground	6/23/2025 2:24 PM
171	Taxes from building expensive homes and camps making us locals unable to pay our taxes !!	6/19/2025 11:46 PM
172	Cost of living here. The taxes will be to high to be able to stay in our home	6/19/2025 3:21 PM
173	Overcrowding, over building	6/19/2025 11:48 AM
174	Declining water quality in Brantingham due to poor or failed septic systems	6/18/2025 11:21 PM
175	Lack of community events for specifically Greig. Dog park would bring community members together and build relationships within the community.	6/18/2025 10:27 PM
176	That it stays safe for my grandkids	6/18/2025 9:06 PM
177	current town supervisor	6/18/2025 9:47 AM
178	It's going down hill and losing the hometown feeling	6/18/2025 8:12 AM
179	Improper management. Poor decision making from local government.	6/18/2025 5:19 AM
180	Increased tourism, taking away peace and small town atmosphere	6/18/2025 1:20 AM
181	Brantingham lake becoming a resort area, with camps with inadequate septic's being rented out.	6/17/2025 11:34 PM
182	To many rules	6/17/2025 10:10 PM
183	The drugs	6/17/2025 9:16 PM
184	No improvement	6/17/2025 9:10 PM
185	Overcrowding	6/17/2025 7:58 PM
186	Sustainability Over implementation of services and taxes	6/17/2025 7:44 PM
187	Non residents making changes to conform to their primary residence	6/17/2025 7:10 PM
188	My biggest concern is that some property owners, whose primary residence is not in the Town, fail to recognize that this is HOME for many of us and act accordingly.	6/17/2025 2:27 PM
189	Low income housing coming in	6/17/2025 1:06 PM
190	Education, education, education.	6/17/2025 12:56 PM

## Town of Greig Comprehensive Plan - Community Survey

191	Impact to 'social' issues and downstate people preventing the growth of the sport and environmental	6/17/2025 12:49 PM
192	Growth that detracts from the natural characteristics	6/17/2025 12:15 PM
193	Too many houses and too built up with too high of taxes	6/17/2025 12:05 PM
194	Atv traffic is very high with no regard for the people who live there. They are very loud and and at all hours of the night	6/17/2025 11:17 AM

Q41 Please indicate the significance of the topics below by ranking their priority in the Comprehensive Plan. Their priority will help determine whether strategies and supporting recommendations are implemented over the short-, medium-, or long-term.

Answered: 138 Skipped: 156



Town of Greig Comprehensive Plan - Community Survey

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Short term rentals	8.70% 12	7.25% 10	7.97% 11	5.07% 7	5.80% 8	9.42% 13	13.77% 19	23.19% 32	18.84% 26	138	3.96
Property taxes	52.17% 72	18.12% 25	7.97% 11	5.07% 7	2.90% 4	5.80% 8	2.90% 4	2.90% 4	2.17% 3	138	7.55
Affordable housing	1.45% 2	7.25% 10	11.59% 16	5.07% 7	5.80% 8	13.04% 18	20.29% 28	15.94% 22	19.57% 27	138	3.76
Emergency services	7.25% 10	21.74% 30	13.77% 19	15.94% 22	14.49% 20	12.32% 17	7.25% 10	5.07% 7	2.17% 3	138	5.87
Protecting natural resources (e.g., forests, lakes and rivers)	23.19% 32	21.74% 30	19.57% 27	12.32% 17	13.77% 19	5.07% 7	1.45% 2	2.90% 4	0.00% 0	138	6.93
Economic development and attracting new businesses (e.g., grocery stores and restaurants)	2.17% 3	5.80% 8	10.87% 15	12.32% 17	18.12% 25	20.29% 28	15.22% 21	9.42% 13	5.80% 8	138	4.58
Parks and recreation	1.45% 2	5.07% 7	15.22% 21	18.12% 25	15.94% 22	12.32% 17	15.94% 22	13.04% 18	2.90% 4	138	4.75
Tourism	1.45% 2	2.90% 4	3.62% 5	2.90% 4	6.52% 9	10.14% 14	18.12% 25	21.01% 29	33.33% 46	138	2.82
Local businesses	2.17% 3	10.14% 14	9.42% 13	23.19% 32	16.67% 23	11.59% 16	5.07% 7	6.52% 9	15.22% 21	138	4.79

## Q42 Was there anything we missed? Do you have any general comments or feedback we should consider as part of the Comprehensive Plan project?

Answered: 105    Skipped: 189

#	RESPONSES	DATE
1	Get rid of air bnbs and vrbo rentals. Please.	10/14/2025 11:22 AM
2	Too many rentals around Brantingham lake - home owners should have rules about renting to large amount of people	10/12/2025 3:18 PM
3	Make the area a well known tourist destination to help local businesses - not as large as old forge but create more of a reason for people to want to stay.	10/9/2025 8:23 AM
4	SHERIFF'S BOAT WAS OUT 4 TIMES IN 2025. IN THE COUNTYS 2026 BUDGET CARPINELLI WANTS A NEW BOAT. REALLY ????	10/7/2025 9:21 PM
5	Increase the required amount of acreage for sub divided lots to 10 acres	10/7/2025 6:48 PM
6	Thank you for volunteering and being involved in this project. You are amazing.	10/7/2025 6:24 PM
7	Priority to preserving what Brantingham used to be.	10/7/2025 2:45 PM
8	There needs to be a plan in place to address the current electric company problem. Rising costs are going to significantly increase the cost od living in our small town and there is no talk of changing it or getting municipal power etc	10/7/2025 1:14 PM
9	Lack of Lake access for town residence Have personally been told by several Lake home owners that Town residence are not welcome at Brantingham Lake	10/5/2025 6:50 PM
10	NO	8/25/2025 1:37 PM
11	Taxes are a big concern because of the other people that live here on SS income they don't have the funds lets be realistic	8/25/2025 1:24 PM
12	Sewage control/requirements for new development	8/25/2025 1:07 PM
13	Enjoy our time here Protection of the lakes are very important More people volunteering	8/25/2025 12:57 PM
14	Garbage pick up Taxes are high enough for this	8/25/2025 12:46 PM
15	Suggestion For Slogan: "Where Good People and Nature Come Together"	8/25/2025 11:33 AM
16	Put a civil engineer on retainer that shares the Town's vision	8/25/2025 11:03 AM
17	It would be wonderful to have a "quick stop" in the village of Greig. We have to go so far for milk and bread.	8/25/2025 10:49 AM
18	Thank you	8/25/2025 10:41 AM
19	Thank you	8/25/2025 10:31 AM
20	No	8/25/2025 10:19 AM
21	Not at this time.	8/24/2025 7:12 PM
22	I typically do not like to comment on my fun area as it's not my fight. I love going to Brantingham and just enjoying a weekend once in a while.	8/24/2025 6:54 PM
23	I commend the town "leaders" on preparing a comprehensive plan for the future of the town- without it chaos is likely to ensue!! Planning is essential for success. Thank you!	8/24/2025 6:41 PM
24	Zoning regulations should be for the masses not skewed for the ultra rich individuals	8/24/2025 6:31 PM
25	Horse trails and facilities should be charged similar to local state parks, money to maintain	8/24/2025 5:54 PM

## Town of Greig Comprehensive Plan - Community Survey

	ALL the trails and recreation facilities	
26	None	8/24/2025 2:33 PM
27	It would be great to get additional survey input from individuals from other local towns, the county and the state and other states. It's greta that Greig is developing a Comprehensive Plan	8/24/2025 2:01 PM
28	Water/Sewer District Abandoned Home Removal	8/24/2025 1:48 PM
29	Happy to see this happening. Hopefully to improve and protect the existing community	8/24/2025 1:40 PM
30	REnewable electric system for town hall & shop	8/24/2025 1:16 PM
31	Police presence on the lake and roads, speed control for ATVs and Boats. Stop harassment to wildlife. Control Littering	8/24/2025 12:36 PM
32	Slower speed limit areas- many walkers & people going way too fast	8/24/2025 12:29 PM
33	Re Logo: Need to come up with something better. Wording vs Brantingham or Combine with Brantingham	8/24/2025 12:07 PM
34	Improve Town of Greig Website! Regarding logos-- both options too generic. Hire local artist	8/24/2025 12:00 PM
35	No METH HEADS!	8/23/2025 10:56 PM
36	Walking and bike trails only	8/23/2025 10:37 PM
37	Remember most people came to this area- small town feel, friendly, safe-- this will be lost if we continue to encourage more commercialism	8/23/2025 10:30 PM
38	Zoning rules for rental properties	8/23/2025 10:16 PM
39	More control over how visitors use out recreational facilities (water ways, trails, camping areas)	8/23/2025 9:52 PM
40	Public beach access to Brantingham Lake and parking facilities for trucks and trailers	8/23/2025 9:26 PM
41	No	8/23/2025 9:19 PM
42	Have tourists respect the lake with "wake activity"; make the road bridge taller Lily Pond to Big Channel for pontoons and other water vehicles	8/23/2025 7:37 PM
43	More ATV riding	8/23/2025 6:55 PM
44	If its not broke don't fix it. Not being rude leave low income issues to Lowville and Watertown. Figure out & Accept who we are.	8/23/2025 6:46 PM
45	Keep Dogs on leashes + noises down	8/23/2025 6:00 PM
46	Continue to develop snowmobile/ATV UTV TRAILS	8/23/2025 5:45 PM
47	HOW MUCH MONEY IS MY TAXES PAYING FOR THIS????	8/23/2025 5:04 PM
48	Zoning should be enforced locally. Need a little property maint. in Glenfield	8/23/2025 4:57 PM
49	Clean up Glenfield	8/23/2025 4:23 PM
50	Thanks for doing this	8/23/2025 4:09 PM
51	This person does not feel either proposed logo represents the true character of the town. Should indicate motorized recreation.	8/23/2025 4:02 PM
52	I've been through Comp Plan projects in my primary residence county. It made things worse not better, so I'm highly suspicious of government involvement in these issues. I realize it's necessary. Just don't change the character of this town.	8/22/2025 11:56 AM
53	Limit fireworks to 4th of July weekend	8/22/2025 11:37 AM
54	Raven Acres was a great addition to the area! Would love to see more small family businesses and revitalization projects t existing structures	8/21/2025 3:14 PM
55	As stated earlier, please have code enforcer check permit status on small rental camps 2-3 properties directly West of 6342 Partidgeville Road, built back in the woods, one directly on the property line, not following county/town building distance	8/21/2025 2:47 PM

## Town of Greig Comprehensive Plan - Community Survey

56	As an AirBNB owner-having owned property since 1970-I could use more business. Increase revenue in area.	8/21/2025 2:11 PM
57	Power to Van Arnum Rd? Keep water buying station.	8/21/2025 1:45 PM
58	Please-need a Post Office again in Brantingham.	8/21/2025 1:33 PM
59	How many people from off the hill were on this committee?	8/21/2025 1:02 PM
60	Hard to answer all the questions as a seasonal long time property owner on the lake, but not indifferent. Thanks for efforts.	8/21/2025 12:23 PM
61	More than the parks & recreation, local people, young generation may benefit from educational and technology centers to drive innovation and businesses without sacrificing nature.	8/21/2025 10:48 AM
62	How much longer can residents afford to live there? \$\$\$!	8/21/2025 10:21 AM
63	well done survey	8/6/2025 3:02 PM
64	I know it's a funding issue, but it would be great if the brush dump could be open more days of the week. Maybe Tuesday and Thursday afternoons and Saturday?	7/31/2025 12:56 PM
65	This area has such great potential and I'm excited for the future.	7/30/2025 7:34 AM
66	No	7/28/2025 4:45 PM
67	balanced leadership from longtime residents with common sense that has the best interests of the environment and preservation of the local community.	7/25/2025 6:55 PM
68	I walk a lot of our roads. I look forward to more walking trails that are safe. On my walks, I pick up trash along the way. Mostly tossed cans or cups. It's sad to see such a beautiful place littered. We need Do Not Litter signs with a hefty fine for littering.	7/25/2025 3:08 PM
69	Nothing that I can think of right now.	7/23/2025 11:12 AM
70	Zoning, we have lost control of the over development around Brantingham.	7/22/2025 9:23 AM
71	My only come t is the weekend rentals is coming too much it should be seasonal renters Less airB&Bs & overt growth of building on 5 acres or less	7/21/2025 8:12 PM
72	zoning. Don't know what Greig has in place to keep out things like landfills, junk yards, hazard waste facilities, etc . Especially to those areas outside of the hamlet of Grieg and the Adirondack Park	7/15/2025 4:38 PM
73	We need a post office at Brantingham	7/11/2025 3:55 PM
74	Certain standards of how houses look and are maintained should be enforced. Would this be included in zoning?	7/11/2025 9:32 AM
75	I am all for growth economically but I feel new business should be using existing building by either renovating or tearing down and rebuilding. There will be less abandoned eye sores on the land scape. And please do not allow fields of solar panels. Once forest and farm land is gone it will never come back	7/9/2025 12:43 PM
76	Public access to Brantingham Lake for residence	7/9/2025 11:32 AM
77	I forgot to add, sidewalks and streetlights would be fantastic also. I love that we have a say in this, thank you!	7/7/2025 10:00 AM
78	There are people that want to build in Greig but cost of connecting utility services are prohibitive.	7/2/2025 3:14 PM
79	We NEED a post office!!!	7/1/2025 3:31 PM
80	Brantingham Post Office!	7/1/2025 3:08 PM
81	A post office in Brantingham, enforcing laws for ATV a drivers	6/30/2025 9:34 PM
82	You mentioned nothing about regulating setpic systems on waterfront properties — e.g. a dye test every two years.	6/30/2025 10:58 AM
83	I would like to build a house on my property and move to Greig, but my road doesn't have	6/28/2025 7:48 PM

## Town of Greig Comprehensive Plan - Community Survey

electricity. And I know a few of my neighbors would like to build, but they won't because of the lack of power.

84	Love to see the independence river stocked.	6/28/2025 12:47 PM
85	Noise Level	6/28/2025 9:48 AM
86	What about the cemetery. Will that still be a place full time residents can be buried? Or is it running out of room?	6/27/2025 4:17 PM
87	Would be good to have better communication for goings on around town.	6/26/2025 10:01 PM
88	Applaud the town for undertaking the task of developing a Comprehensive Plan and asking for input from property owners.	6/26/2025 3:56 PM
89	no	6/25/2025 11:41 PM
90	I think there should be some consideration around legacy property management example- assisting with bringing rural camps up to code- electrical, plumbing etc.	6/25/2025 7:16 PM
91	In the winter, don't plow the roads down to the stone nor oversand. Years ago everyone navigated just fine and the positive economic impact from snowmobilers was enjoyed by all. UTVers and snowmobilers should be a mainstay.	6/25/2025 1:29 PM
92	There are minimal services available on Van Arnam Road, yet I pay the same taxes rate as anyone else! No mail delivery, as an example!	6/25/2025 12:26 PM
93	Keep greig a rural small town community.	6/25/2025 8:15 AM
94	No	6/24/2025 7:59 PM
95	Institute a noise ordinance between 9pm to 8 am to reduce ATV and fireworks noise	6/24/2025 8:07 AM
96	no	6/23/2025 11:59 PM
97	Please consider what the town has been and represents to the greater county and N.Y. state. Let's not make it an extension of more metropolitan areas. Keep things simple.	6/23/2025 5:34 PM
98	Greig has enough on its plate correcting a lot of wrongs that have been made in past years. The idea of turn Greig into a Lowville or Lyons Falls is really a bad idea. We don't need bars and low income housing. The people there deserve protection, safe- guards and accountability from the town leaders.	6/20/2025 2:56 PM
99	More community events town wide.	6/18/2025 10:28 PM
100	Why you wont do only what you want any way .you do this just to make people think you CARE	6/18/2025 8:15 AM
101	Change will be the challenge and funds to continue what grant dies not cover	6/17/2025 9:11 PM
102	Not sure	6/17/2025 7:59 PM
103	Stop catering so much to people on the lake . People live on other roads and we feel because we do not have money like lake side people, we don't matter	6/17/2025 1:08 PM
104	Thank you for supporting the ATV areas that you have and we would like to see much more trail type areas connecting all towns and villages	6/17/2025 12:50 PM
105	I appreciate the attempt to obtain public input.	6/17/2025 12:16 PM







Name: Steve Widrick

Date: 4/8/25

Affiliation: Brantingham Community Association

*Provide background information on Comprehensive Plan purpose and process.*

1. What is your relationship to the Town of Greig?

- BCA:
  - They did a grant for checking boats
  - BCA is completely volunteer, they hire a boat steward in the summer
  - 95% of boats stay there the whole time, they have ever only found 1 boat with stuff on it
  - The grant was going to have a washing place on the boat ramp
  - Boat launch needs improvement
  - Everything up there is individual septic systems, no municipal sewer system
  - Spray program, 4 times a year, they pay for that through their dues
- BCA president, annual elections every July and he has been the president for 2 years, 16 people in BCA, annual meeting in July

2. What are the most important issues currently facing the town?

- Tourism is big factor for the county
  - Brantingham lake is the cash count for the town, the only services that anyone gets is snow removal
  - 20-25 % of people on lake live on the lake, more than it used to be, homes are being built for winter, if that increases the needs could be greater
  - Danger with changes in winter
    - Greig relies on snowmobiling and 4 wheelers
    - If winter is bad it affects everything
  - Raven acres is now up, cabins, pool, pavilion, almost booked for the entire summer, lots of snowmobilers for the winter
- Safety
  - Is there a safety plan to get people off the lake if there is a fire, no other way out, 2 roads
  - a lot more electrical poles being replaced recently, why are they not underground?

- sheriff does patrol the lake but very periodically, some people question why not a lot of patrolling, sheriff says its not budgeted for but they should budget it
3. What is the Town's greatest asset?
    - The chance of being outdoors, summer is bouncing
    - Campground will increase foot traffic
    - BCA usually has a concert series
  4. If you could improve one thing the Town, what would it be?
    - Since bob has taken over communication has been better
    - Financially they are trying to build up reserves
  5. Are there uses you would like to see more of or less of in the Town?
    - Tourism
      - when its busy its all they can handle, this winter there were snowmobilers here all winter, good relationship between people in community and snowmobilers
    - Disconnect
      - Town of greig could get more involved with people on lake, sometimes people on lake feel isolated, the haves and have nots, most part the town of greig does not take responsibility for anything that happens on the lake
    - Library funding
      - The library is all volunteer based, 18 ish ladies that keep that running, they pay for expenses themselves, they support the building, use the facility rent free, all volunteer based, book and bake sales, free wifi
  6. What areas of the Town are the most susceptible to change (positive or negative)?
    - Bob johnson, the former supervisor was there for a while, he is changing it, picking up the payroll for BCA was big, did not cost them anything, new thing interaction between greig and Brantingham
    - Development
      - No empty lots on the lake, adironack restrictions applies to houses on the lake, town is not involved, if you have boat house and need to replace it you go through APA, have to go through a lot of processes to build something new
      - Would be nice to have a restaurant on the lake but that would never get approved, development on the lake is minimal- cant handle the septic
      - The dam might need repairs by the lake, another dam for the lake behind Brantingham that just had to be replaced, the residents had to pay for it

- Raven campground was really hard to get approved, NIMBY, any kind of development near the lake will always be questioned
7. A successful plan will (finish sentence):
    - Has to meet the needs of the entire Brantingham community and greig, benefits to lake community and nonlake community
    - Brantingham COMMUNITY association-- not Brantingham LAKE association, trying to bring the town in
  8. My vision for the future of the Town of Greig (20 years):
    - Clean lake
    - Lakefront continues to grow and prosper
    - And the town plays a bigger role in the lake
  9. Are there any other issues you would like to discuss about the Town
    - Lewis county has the windmills and solar farms- forward thinking
    - Younger people are leaving, schools are diminishing
    - Canadian tourism is not happening with new tariffs

Name: Mike Leviker

Date: 3/11/25 (11 am)

Affiliation: President of 4-Wheeler Club

*Provide background information on Comprehensive Plan purpose and process, as well as feedback loop.*

1. What is your relationship to the Town of Greig?
  - a. President of the local ATV club, retired Deputy Sheriff, patrolled the lake, snowmobile patrol, knows the whole area
2. What are the most important issues currently facing the Town?
  - a. Taxes, going up 9%
  - b. Lives in Lowville (village), not Greig
3. What is the Town's greatest asset?
  - a. Open minded for snowmobiling, boating, ATV use, some towns are against it, always had their arms open for recreation, lots of people coming in, big tourism, he wants that, tourists come here to spend money
  - b. Crowded on the lake right now, no land to build a camp on the lake, if you wanted to sell camp you can just go on Facebook, someone would scoop it up in a day or two
  - c. Off the lake lots of places going up, it depends what people want, if they want water or not
4. If you could improve one thing the Town, what would it be?
  - a. Roads aren't too bad shape, DOT signage (stop signs, curb signs) is not in great shape, could be better, gone through diff highway superintendent, should be some restricted speed zones
    - i. The whole upper top of Brantingham needs more, up on top of the hill for both issues
5. Are there uses you would like to see more of or less of in the Town?
  - a. No snowmobiling in the spring, dead season
  - b. used to be a quiet place not any more
    - i. a lot more traffic, really changed a lot, especially on weekends
6. What areas of the Town are the most susceptible to change (positive or negative)?
  - a. Some people want change, but when it affects them, they don't like it
    - i. le speed control

- b. Top part of Brantingham, has a different mindset than the bottom of the hill of Greig, got the lake people and then the bottom of the hill people, talked about as a joke
    - i. Lake people like to see the businesses, but they also want their own mindset
    - ii. Up in Brantingham you have the golf course, pine tree, the lake, the Coach Light Inn, raven campground
      - 1. (fight about the campground, between town board themselves, it opened last summer, will be booked up this summer), plug the lake, the lake will be so full, the boat launch wouldn't be able to take all the traffic- he doesn't see all of that
    - iii. He thinks the campground will be full of ATVs
  - c. Brantingham lake is one of the last lakes that is still clean in Adirondack area
    - i. No invasive
    - ii. Milfoil is a concern
    - iii. People pushed back that tourists would bring invasive species on boats
    - iv. The boat launch used to be a road
      - 1. Boat launch needs to be upgraded, a new launch to be put in, new slab in the water, never had much done to it
      - 2. They hired a kid to inspect boats, not 7 days a week, only weekends, needs to be a lot more, fight between the town and lake association to hire the kid, town was really resistant to hire someone, they didn't care about what would happen to the lake
  - d. Lake association does a lot but does not have any power, do water quality, collect dues from camps, check invasive species, bought boat washing station, aerial spray for insects
    - i. Funded by dues, donations
    - ii. 20-30k maybe in bank right now, pretty good team right now, if you can get town to work with them it would be good, town supervisor lives right on the lake
7. A successful plan will (finish sentence):
- a. A plan that everyone will agree to (doesn't think that will ever happen). Money is very strapped, because of town members from years back did not watch the vehicles (snow plows etc are falling apart, unsafe vehicles), cost more to fix vehicle than what it is worth

- b. Brantingham area it is too congested, law enforcement should be more proactive, people are spinning 360s in the road, that was brought up in ATV meeting, town supervisor was there, mentioned about lack of enforcement there
- 8. My vision for the future of the Town of Greig (20 years):
  - a. Keep the quality of life the way it is today, keep the lake pristine clear the way it is, if more growth comes to the area he doesn't know if Greig can support that, volunteer hamlet service and other volunteer services keep growing, put more demand on volunteers, everyone is volunteers
- 9. Are there any other issues you would like to discuss about the Town?
  - a. No
  - b. Their ATV meeting is the first Saturday of the month, first one is in April at 9 o'clock, the mayor June meeting would be good
    - i. Basic order of business discussed, just getting started again, 600 members last year, all in surrounding area most don't live there
  - c. Property office has it all broken down, who is here year round, where people are coming in, who owns property here- LOOK INTO IT (315 376 5336) head person Candy Aikin, tell her who I am, say mike recommended I reach out

Name: Mike Dolhof

Date: 3/17/25

Affiliation: Raven Acres Campground

*Provide background information on Comprehensive Plan purpose and process, as well as feedback loop.*

1. What is your relationship to the Town of Greig?
  - a. Business owner up here, live up here
2. What are the most important issues currently facing the Town?
  - a. Not facing any, good racket with the tours, some people view it differently than others, could be one of the issues
3. What is the Town's greatest asset?
  - a. Brantingham Lake, the local spots, the restaurant, the lake, the golf course, tourism throughout the town, four wheeling
    - i. what the majority of people are coming here for
4. If you could improve one thing the Town, what would it be?
  - a. More involvement from the community
5. Are there uses you would like to see more of or less of in the Town?
  - a. No, where they need to be, always room for growth, lots of resources that people don't utilize, back woods ponds and streams, lean-tos by pine lake
6. What areas of the Town are the most susceptible to change (positive or negative)?
  - a. The lakes always, if someone has to tear a place down its ok because the value of the buildings are going up
7. A successful plan will (finish sentence):
  - a. Continue to grow and attract residents.
8. My vision for the future of the Town of Greig (20 years):
  - a.
9. Are there any other issues you would like to discuss about the Town?
  - a. No all set

Name: Julie Brown

Date: 4/3/25

Affiliation: Brantingham Inn

*Provide background information on Comprehensive Plan purpose and process.*

1. What is your relationship to the Town of Greig?
  - Lived there for 30 years
  - Owns a motel, bar and restaurant
2. What are the most important issues currently facing the town?
  - Lighting issues
    - o Her son and her walk every day, they have all the garb (flashlights etc), but at intersections they are unsafe
    - o Intersections needs lights, too dark, every other town has street lights at towns, another bar across the street at four way stop with lights
    - o In the summer people come up and there is no light in the early morning
    - o The golf course doesn't have lights on golf carts
    - o A half mile down the road going down the golf course there is an accident there all the time, town needs to be doing something, light at that corner
    - o Everybody walks home
      - 3 bars, everybody walks, people leave their cars at the bars
      - Kids and teenagers, because they do the dishes at the bars
    - o At the four corners if there were lights at every corner
  - They don't really need sidewalks because the sides of the roads are wide, no trees
    - o She feels safe on the side of the road
  - People don't listen to women's opinion
    - o Makes her not want to participate in public meetings
3. What is the Town's greatest asset?
  - Community feel
    - o Friendly little community, all stick together, Lowville and Boonville knows everyone
    - o People do things for each other
  - Summer time lots of people go to the golf course, not lots of strict rules no button down shirt, don't have to be a member
4. If you could improve one thing the Town, what would it be?
  - Taxes, everybody has the pay them, people on the lake pay a lot

- The plow guy used to come in and sand your driveway and now they don't but they pay more taxes, it's a safety thing, wish they would do that again
- Not a lot of activities to do around there, they have Winterfest but that's it
  - Just cancelled a snert (?) fest because too many people signed up and they don't think people respect their land
- Boat launch is really small, people can't find it, need to find a better access point
  - In the APA and there are too many rules
- 5. Are there uses you would like to see more of or less of in the Town?
  - More snowmobiles, ATVs, and side by sides, brings more money in
- 6. What areas of the Town are the most susceptible to change (positive or negative)?
  - She doesn't like change herself
- 7. A successful plan will (finish sentence):
  - She doesn't know what will change
  - Would like to have a Dollar General, some kind of store that is closer, laundromat
    - She goes to Lyons Falls for a laundromat and grocery
  - Used to be stores down in Greig, the stores just were phased out
- 8. My vision for the future of the Town of Greig (20 years):
  - So many places around the lake will be updated
- 9. Are there any other issues you would like to discuss about the Town
  - She is happy with the town

Name: Roger Abbey

Date:

Affiliation:

*Provide background information on Comprehensive Plan purpose and process, as well as feedback loop.*

1. What is your relationship to the Town of Greig?
  - a. Resident of town of Greig, not on town board
  - b. Brantingham arts council
    - i. Fair once a year, concerts
2. What are the most important issues currently facing the Town?
  - a. Do something more through the recreational side, plan of how you could use gold carts in the area to get around
  - b. Walking path around Brantingham lake, use the land with and get some exercise
  - c. More recreation
  - d. Brantingham community center, could be affiliated with BCA, rec center, whole community can come together
3. What is the Town's greatest asset?
  - a. Brantingham – that is the economic center, greatest amount of taxes generated there
  - b. Boat launch is bad, facilitate boat washing, getting rid of invasive species, always a struggle financially
  - c. Highlight the town of Greig as the lake region for Lewis county, host of different lakes there, a lot of people that like it because it is quiet and not touted as a recreational haven
  - d. BCA is trying to expand to off water, created an additional district of off water properties, making it feel like more of a community

- e. Township does not do much at all, BCA does everything
  - f. People on the hill love bob, he's changing the structural portion of the management of the township
4. If you could improve one thing the Town, what would it be?
- a. Getting together proper zoning, getting a zoning officer, making sure rules and regulations abide across the board, not getting so stringent on some of the rules and regulations
5. Are there uses you would like to see more of or less of in the Town?
- a. Bike paths, walking trails, the ability to be able take golf cart to golf course, doesn't want to get arrested from driving a golf cart
  - b. Rec center
  - c. You have aging population, need rec center to host them, classes in rec center
  - d. Safety measures of cutting back trees, sprucing up and making that area more presentable, township dressing up the town
  - e. They have to drive to Glenfield to get mail, no delivery, even if there were post office boxes at a corner
6. What areas of the Town are the most susceptible to change (positive or negative)?
- a. Going to see more construction up on the hill, expansion, breaking up buildings for multiple units, maybe buy some easements, national grid will need to increase power
7. A successful plan will (finish sentence):
- a. Help to ensure a – enrichment for inhabitants of the area, which translate to a better quality of life.
8. My vision for the future of the Town of Greig (20 years):
- a. Everybody works together for the improvement of the township, including Greig people who are not on the lake
  - b. Services that are provided for everybody
9. Are there any other issues you would like to discuss about the Town?



Name: Judy Wilson

Date: 3/17/25 (1:30 pm EST)

Affiliation: Planning Board and CPC Member

*Provide background information on Comprehensive Plan purpose and process, as well as feedback loop.*

1. What is your relationship to the Town of Greig?
  - a. She has been a summer resident since she has been 6 weeks old, up at the lake now, living permanently
  - b. On comprehensive planning committee and on town planning board
2. What are the most important issues currently facing the Town?
  - a. Attracting niche farmers
    - i. Organic eggs, one farmer at top of hill who was raising beef, wants organic side of things, everyone loves the corn farm, wants to support local agriculture
    - ii. sync the town library and DCA
      1. wants a link so that you can get information, disseminate information easier, one stop shop for local news
3. What is the Town's greatest asset?
  - a. The lake
  - b. Winter sports
  - c. Black river (already a boat launch) (she works at black river education program and that is a kayak launching points)
  - d. Coach Light Inn: up at the hill, nothing in town, no place to gather
4. If you could improve one thing the Town, what would it be?
  - a. More art
  - b. Library maybe a pollinator garden, no community gardens, they used to have a community garden, but the people left who ran it
5. Are there uses you would like to see more of or less of in the Town?
  - a. Town park and golf course are used
  - b. Old methodist church should be a bakery
6. What areas of the Town are the most susceptible to change (positive or negative)?
  - a. There is too much growth around the lake and wants more around main street
  - b. Only commercial thing is the recycling center
  - c. Greig Store may reopen

- i. Might be someone we want to notify
  - ii. Young women= Cadence Paragon (18 yo), thinking of going to JCC to do a business course (I think this is her: [Cadence Paragon | Facebook](#))
- 7. A successful plan will (finish sentence):
  - a. Revitalize the main street in Greig and protect the lake.

Name:

Date:

Affiliation:

*Provide background information on Comprehensive Plan purpose and process, as well as feedback loop.*

1. What is your relationship to the Town of Greig?
  - a.
2. What are the most important issues currently facing the Town?
  - a.
3. What is the Town's greatest asset?
  - a.
4. If you could improve one thing the Town, what would it be?
  - a.
5. Are there uses you would like to see more of or less of in the Town?
  - a.
6. What areas of the Town are the most susceptible to change (positive or negative)?
  - a.
7. A successful plan will (finish sentence):
  - a.
8. My vision for the future of the Town of Greig (20 years):
  - a.
9. Are there any other issues you would like to discuss about the Town?
  - a.