

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Rehabilitate First National Bank of Greenwich



Project Location:
132 Main Street

Project Type:
Redevelopment

Project Sponsor:
Petteys Property, LLC

Property Ownership:
Petteys Property, LLC

Funding Estimate:
\$1,325,000
Total Project Cost
\$350,000
Total NYF Funds Requested
74%
Sponsor Match %

Project Overview:

This project continues the redevelopment of 132 Main Street into a dynamic mixed-use property, combining office space and residential units to enhance the vitality of the downtown area. The lower-level office space has already undergone significant rehabilitation through a Restore NY grant, including interior demolition, new insulation, drywall, ceilings, electrical systems, and energy-efficient lighting. Additional upgrades include new flooring, a terrazzo lobby floor, and two newly constructed bathrooms. The next phase involves constructing a new building on the adjacent lot, with careful attention to maintaining architectural harmony and maximizing utility. This project preserves and modernizes a historic structure while also contributing to sustainable urban development and increased community engagement.

Rehabilitate First National Bank of Greenwich

132 Main Street

Existing Site Conditions

The historic 132 Main Street building, once a bank, needed renovation due to age and fire damage. Rehabilitation began in April 2023 to create office and community space. Revitalizing the façade and parking lot will enhance Greenwich’s downtown, increase accessibility, and provide indoor and outdoor gathering areas.

Capacity & Partners

Petteys Property successfully completed \$500,000 in rehabilitation using Restore NY and Main Street grants, managing contractors, timelines, and financing—demonstrating strong experience in complex development and grant administration.

Alignment with Vision & Goals

The project is one of the iconic structures of the downtown corridor in the heart of the Village.

Readiness & Timeframe

Rehabilitation began in April 2023. All planning, design, permits, and funding are complete. This NY Forward phase will finalize restoration, with implementation starting immediately upon grant approval to revitalize downtown.

Project Category

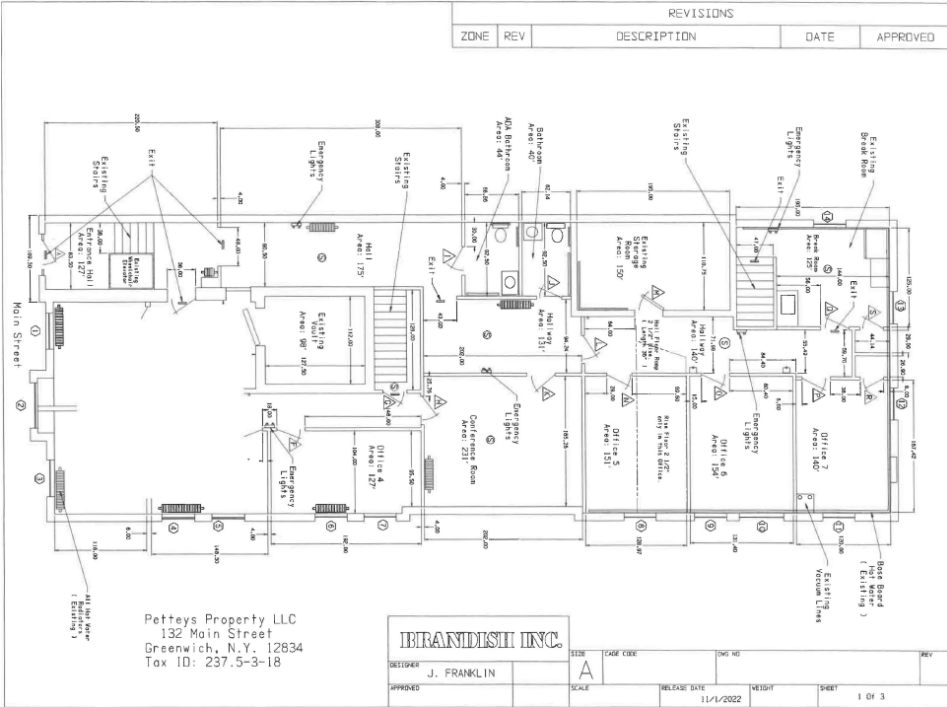
Redevelopment

Project Size

Medium

NYF Funds Requested

\$350,000



Above: Proposed floor plan



Above: Current site