

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Revitalize 28 Main St



Project Location:
28 Main Street

Project Type:
Renovation

Project Sponsor:
Peter R Veale

Property Ownership:
Peter R Veale

Funding Estimate:
\$228,000
Total Project Cost
\$169,000
Total NYF Funds Requested
26%
Sponsor Match %

Project Overview:

This project will renovate the historic 28 Main Street building to enhance residential and commercial use while preserving its architectural legacy. Key upgrades include a new septic system, restored wood flooring, modern fixtures, and a shed roof dormer for added light. A code-compliant rear staircase and ADA-accessible entrance will improve safety and access. The building will transition to all-electric heating and cooling to support New York State's decarbonization goals. Placement on the National Register of Historic Places and a commemorative plaque will honor its history. These improvements will boost livability, sustainability, and community value in Greenwich's historic downtown.

Comments



NY Forward

Revitalize 28 Main St



28 Main Street

Existing Site Conditions

Situated among the core restaurants, businesses, shops and services in the village, 28 Main Street is within easy walking distance of all Greenwich neighborhoods and local institutions. The building currently houses a commercial studio space on the front of the ground floor and a one-bedroom rental unit in the rear of the ground floor. The upper floor is currently unused and in need of major renovation and repair for potential use as a rental apartment.

Capacity & Partners

As a licensed architect and experienced project manager, the applicant has led complex developments globally and locally, including restoring 28 Main Street.

Alignment with Vision & Goals

This project revitalizes downtown Greenwich by adding walkable rental housing, enhancing commercial space accessibility, preserving historic character, and supporting decarbonization—aligning with NYF goals for inclusive growth, sustainability, and community charm.

Readiness & Timeframe

Work has not yet begun and may require permitting, which could extend the overall timeline. Once design, permitting, and funding are in place, the project is expected to be completed in under one year.

Project Category



Renovation

Project Size



Small

NYF Funds Requested



\$169,000



Above: Proposed plan and rendering



Above: Current site