

NY Forward – Capital Region - Greenwich

Subject	MINUTES LPC Meeting #3	Date	Wednesday, August 27, 2025
Place	Greenwich Free Library Downstairs Meeting Room 148 Main St.	Time	4:00-6:00pm
Distribution	<u>Local Planning Committee</u> Amanda Hurley, Mayor (co-chair) Laura Oswald (co-chair) Jenness Bivona-Laval <i>Michael Conlin (absent)</i> Emily Crawford John Mattison Sarah Murphy <i>Jack Pemrick (absent)</i> Teri Ptacek Julie Sipperly Aaron Kendall John Paris	<u>State Team</u> Matthew Smith, DOS <u>Consultant Team</u> Ian Nicholson, Buro Happold Seshi Konu, Buro Happold Daniel D'Oca, Interboro <u>Public</u> ~4 individuals	

Meeting Summary:

Please see 'GW_LPC Meeting 3_Slides_record' for the presentation shared during the meeting which parallels the discussion summarized below.

*Action items are called out in **bold-italic highlight***

Welcome and Agenda

Matt (DOS) welcomes the group to the third NY Forward LPC meeting. He briefly overviews the meeting agenda and reminds the room that these meetings are open to the public but not intended to be public interactive workshops.

He then briefly overviews the meeting agenda.

Opening Remarks

Mayor Hurley (LPC Co-Chair) highlights her excitement about the submitted projects and observes that many of these would not be possible without NY Forward.

Code of Conduct

Matt (DOS) reads the Code of Conduct preamble, and reviews key points from the Code of Conduct that LPC members are expected to abide by.

LPC is invited to submit any further necessary recusal forms. Paper copies are offered, and digital versions are to be shared following the meeting.

Updates: Planning Process & Engagement

Ian (BH) review of what's been done so far and what is on the horizon (see slides).

Dan (Interboro) provides synopsis of the engagement done to date, including an update on responses to the digital survey regarding vision, goals, and assessment of downtown. Concludes by reviewing the upcoming engagement activities planned.

Vision, Goals, & Strategies

Ian (BH) reviews the NYF area boundary and the vision and goals for downtown that were finalized at the prior LPC meeting. Proposed draft "revitalization strategies" are presented that will attempt to provide more fine-grained, actionable recommendations for the Village of Greenwich that will anchor the "Community Roadmap" section of the SIP. Ian explains that this roadmap will provide a place to tie the vision, goals, and strategies to prior and ongoing planning work happening in and around the Village, as well as elaborate on findings uncovered throughout the NYF process that may not directly relate to projects recommended for funding in the SIP. The LPC will have the opportunity to review and provide comment on the Revitalization Strategies via digital feedback.

Project Evaluation Criteria

Ian (BH) reviews the process and timing of evaluating the projects that have been submitted through the Open Call. LPC will provide their assessment of each project against all Evaluation Criteria via an online form that will be distributed by the consultant team. The results of the evaluation will then be reviewed at the 4th LPC meeting.

Submitted Projects

Ian (BH) provides summary of the projects received: 14 primary projects total, from 13 distinct sponsors, with \$10.1 million requested of NY Forward funds, leveraging over \$21.8 million in total investment.

Seshi (BH) and Ian (BH) present each of the submitted projects in turn, with discussion among the LPC for each. The intent here was to broadly familiarize the LPC with the Projects submitted. LPC members

have access to the full project application and supporting materials submitted by the Sponsors in order to make their full evaluation.

A. Restore and Reimagine Village Hall

- Discussion about the distinction between the interim, NYF-funded project vs. the full desired project should the BRICKS application be successful:
 - The NYF project would include removal of the structural unsound south wing, full renovation and restoration of the original north wing, and a new fully code-compliant and accessible (elevator) public entry to be constructed on the south side of the original building (where the south wing will be removed).
- The full desired project would be all of the above and also include a full re-construction of the south wing as a fully functional community center.
- Discussion about the recent engineer's site visit that determined that temporary stabilization is recommended in the form of bracing against the east wall – this would have to happen on a faster timeline than NYF or BRICKS, so represents an unavoidable additional cost.

B. Transform Downtown Streetscape

- Discussion about the full scope of the proposed project, which includes complete replacement of the water mains under Main St – the idea with the NYF funding is to make use of this site disturbance in order to re-build Main St to be more pedestrian friendly.
- Additional discussion about the sewer mains, which are on the east side of Main St and do not currently connect to many of the properties on the west side of Main St. There may be the potential to add sewer laterals while the street is opened up, in order to expand the properties that can tie into the sewer system. This had been mentioned by another Sponsor as an impediment to their rental apartment plans, requiring them to put in a whole new septic system.
- Confirmed that burying electrical lines is also intended, but coordination with utility is still being confirmed.

C. Revitalize Mowry Park and Gazebo

- This project has been spearheaded by a citizen-led committee. Aim is a more historic look, better seating, better sound, landscaping. The gazebo (from 1989) would be partially re-built, rubber tile roof that looks like slate. New clock would be installed.

D. Enhance Greenwich Commons Park

- Town youth program uses this site a lot, currently deploy a large tent – the pavilion would essentially replace the tent and add bathrooms as a public amenity.
- Town and Library have already been coordinating between their 2 projects – the Library project does not include new bathrooms, for instance.

E. Expand the Battenkill YMCA Branch

- Observed that no match is offered, on a \$3.5m+ project – confirmed that this is not realistic and will get a better number from the Sponsor.
- Discussion about the need to expand the NYF boundary to accommodate this project. Confirmed that expanded boundary would need to include parcels along Main St, which are almost entirely single-family houses. Ensuing discussion about eligibility of single-family houses as part of NYF, which is limited to a small percentage of the Small Projects Fund, if such a fund were awarded.

F. Rebuild Mixed-Use Building at 126 Main St.

- Discussed whether this project is happening anyway – Consultant will confirm with Sponsor, but understanding is that the NYF is “last money in” to a complicated capital stack.
- Various factual questions about residential unit count (10), parking (agreement with Petty’s property next door), and the commercial space (tenants secured, waiting list).
- Clarified that for most projects, including this one, the NYF grant money goes towards reimbursing a portion the comprehensive cost of the project – it is not earmarked or allocated towards specific sections or line items.

G. Renovate 72 Main Street

- Supportive comments on the housing mission of sponsor organization, BCS.
- Discussion about the housing services BCS offers currently, both onsite and at remote locations, and how this project would allow them to serve more people.
- Discussion about the informal shared parking arrangement behind the building and how this project might impact that.
- Question about whether the proposed use would raise zoning issues – answer that it shouldn’t, since the proposed use is the same as the existing, and is within the downtown zoning district which allows for the proposed uses anyway.

H. Improve the Library’s Backyard

- Observed that there used to be a house at the rear of the property, which explains the existing dead-end driveway.
- The stage that is proposed would be used for Library programming, which would be of a much quieter and more intimate nature than the uses that the Mowry Park gazebo sees – and therefore, the two projects are not redundant.

I. Upgrade the Rough and Ready Museum

- Positive comments about the artifacts and displays that the Rough and Ready Museum maintains for the public. Observed that they are currently only open for a single weekend per month, winters excluded.
- Confirmed that the scope of work is primarily intended to provide heat, water, and bathrooms so that they can expand their open hours.

- Discussion about historical listing, and whether historic windows are accounted for in the budget.

J. Renovate 106 Main St Exterior and Apartment

- Observation that the budget is a very round even number – consultant will request cost estimate documentation from the Sponsor, as is standard across projects.
- Discussion about the proposed sprinkler system, which prompts wider discussion about the water supply system and available pressure – shouldn't be any concerns at this location.

K. Convert Barn and Construct a Mixed-Use Building

- Observed that Sponsor match is below the 25% minimum.
- Question about where parking would go, but also observation that the site is fairly large and should accommodate a reasonable number of spots.
- Question about ability of Village to absorb more retail, if there's been any studies done. While there have not been recent studies, the Consultant team does do a cursory analysis as part of the downtown profile that will go into the Strategic Investment Plan.
- Discussion about an auto-repair shop and whether that's a desirable use at this "gateway" location. Observed that there are numerous such shops around the Village already.
- Discussion about Village use of the parcel as a trailhead for a future rail trail – this would require the Sponsor to sell the property, so Consultant will not pursue as part of NYF discussions (acquisition costs are not reimbursed by NYF). Also pointed out the Battenkill RR property just to the west as a potential location for a RR museum/visitor center and trailhead.

L. Revitalize 28 Main Street

- Discussed whether proposed septic system would be necessary is Village streetscape and infrastructure project provided an opening to connect to sewer system. Consultant will bring this up with Sponsor, but advise to stick with septic for the purposes of the NYF application and budget – if realities change on the ground at a later date, this section of the project can always be amended.

M. Rehabilitate the First National Bank of Greenwich

- Some question about how the proposed "community gathering areas" will work – will they be rented? How does that interact with the site's use as a parking lot?
- Observed that a lot of the work on the property is already done. Consultant will clarify with Sponsor.

N. Transform the Eddy Plow Works Building

- Confirmed that this Sponsor is a relatively new owner of the property. Also clarified that this property no longer includes the hydro area – the outdoor space is very limited, basically just the area directly around the building and the existing gravel lot.

Small Projects

Ian (BH) presents an overview of the small project interest letters received and mentions if the LPC decides to pursue the Small Project Fund, it will be part of the \$4.5M in grant funding. He also clarifies that the final decision of NYF boundary will apply to the SPF as well, so if the LPC wants to accommodate any potential SPF projects or areas, we'd need to ensure the boundary includes them.

Discussed that the interest demonstrated here would likely not be sufficient to support funding an SPF. Confirmed that the Consultant Team is able to accept any additional SPF Interest Letters on a rolling basis if the LPC would like to direct potential applicants to do so.

LPC Q&A

No additional discussions noted.

Public Comment

No public comments noted.

Next steps

LPC evaluations are due by September 15th. This gives the Consultant team just over 1 week to incorporate the results into the presentation materials for the LPC-4 meeting on 9/24.

END OF SUMMARY