

NY Forward – Capital Region - Greenwich

Subject	MINUTES LPC Meeting #2	Date	Wednesday, July 23, 2025
Place	High School – Media Center 518 10 Gray Ave.	Time	4:00-6:00pm
Distribution	<u>Local Planning Committee</u> Amanda Hurley, Mayor (co-chair) Laura Oswald (co-chair) Jenness Bivona-Laval Michael Conlin Emily Crawford John Mattison Sarah Murphy Jack Pemrick Teri Ptacek Julie Sipperly Aaron Kendall John Paris	<u>State Team</u> Matthew Smith, DOS <u>Consultant Team</u> Ian Nicholson, Buro Happold Mauricio Vasquez, Buro Happold Daniel D'Oca, Interboro <u>Public</u> ~9 individuals	

Meeting Summary:

Please see 'GW_LPC Meeting 2_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 second NY Forward LPC meeting. He 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) delivers brief opening remarks thanking everyone for their contributions.

Code of Conduct

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

Guidance is delivered regarding conflicts of interest and recusal, although emphasis is placed on the importance of recusal during the third LPC meeting when potential projects are discussed.

Planning Process Updates

Ian (BH) reviews the NYF timeline of actions since June 3rd, including the website going live, the first LPC meeting, and the first public workshop. He also informs the LPC that 9 sponsors have attended technical sessions with him and Matt Smith (DOS) to discuss potential projects. He then outlines the upcoming steps in the planning process, the next of which is the deadline for projects to be submitted on Aug 6th.

Ian also shares a calendar illustrating the vision of how the NYF program will proceed, placing today's meeting in context of the overall process.

Downtown Profile and Assessment

Mauricio (BH) presents research done for the downtown profile. He explains the purpose of the downtown profile section.

Review of history & trajectory, recent plans and investments, alignment with REDC, geography & ecology, architecture & urban form, streets, circulation & parking, parks & open spaces, land use & zoning, socio-economic conditions, employment & commuting, and real estate market.

Mauricio (BH) discusses key observations drawn from the downtown assessment, emphasizing opportunities and challenges. LPC is invited to provide any feedback – three suggestions are discussed. Mayor Hurley (LPC co-chair) suggests that the team focus the narrative on the lack of housing. Sarah Murphy (LPC co-chair) recommends emphasizing the connectivity between Saratoga and Vermont, describing it as a defining feature. Discussion about "Battenkill" vs "Batten Kill" and whether "River" should follow – Consultant team to follow-up and confirm preferred style.

NYF Boundary / Map

Ian (BH) reviews a map of Greenwich's current NYF boundaries for LPC members to comment on. He informs members that they can extend boundaries during the next LPC meeting as well, while reviewing project submissions. The LPC confirms that potential sponsors outside the boundary are

being encouraged to apply and agrees to revisit the boundary at the 3rd LPC meeting when projects are known.

Public Workshop #1 Overview

Dan (Interboro) provides a brief overview of the first workshop, explaining the overall purpose and structure of the workshop, including a description of the walking tour activity where participants wrote observations and thoughts on comment and dream bubbles and placed them spatially on a foldout map. He also shares the number of participants (roughly 30) and the consultant team that attended the workshop. Photos from the workshop are shared.

The team received 233 comments from the workshop participants, with the top three focused on pedestrian infrastructure, affordable rental units or commercial space, and small-scale projects for downtown economic success. Dan showed the comments placed on the maps to elaborate on which areas of the Village were prompting certain kinds of feedback. He also grouped them as relevant to the 3 goals laid out in the NYF application.

Dan presents some key themes synthesized from the activity:

- Improve the pedestrian infrastructure through streetscape projects
- Balance infill development with connectivity to parks and open space
- Create more affordable housing, housing for seniors, and housing for young families
- Foster opportunities for mixed use development
- Rehabilitate facades along Main Street
- Coordinate signage and wayfinding around Downtown to activate the village

Visions and Goals

Ian (BH) presents the preliminary downtown vision from the NYF application. He presents two alternative vision statements for the LPC to discuss and workshop. LPC members provide various modifications to wording and emphasis, with discussion around topics of priority.

A finalized downtown vision is drafted collectively from this input:

"The Village of Greenwich envisions a walkable, vibrant downtown corridor that serves as the heart of the community and a regional destination. While preserving Greenwich's historic charm, we will embrace modern development opportunities by enhancing pedestrian connectivity and encouraging transformative infill development along the Main Street corridor. Expanding housing options and economic opportunities will create a thriving, inclusive environment where businesses flourish and residents enjoy a high quality of life. Improving public spaces and riverfront access will draw visitors to the area's unique blend of history, natural beauty, and community spirit."

Ian (BH) presents the preliminary downtown goals adapted from the NYF application. The goals are compared to key themes identified at the workshop, illustrating both clear connections and deviations between the two. Proposed goals are offered by consultant team that attempt to incorporate feedback heard to date. Using this information, LPC members discuss alterations to the existing goals. Finalized goals are drafted from this discussion:

- Expand stock of diverse, affordable housing
- Enhance comfort, safety, and accessibility for pedestrians
- Improve quality of parks and public spaces for recreation and culture activities
- Foster economic opportunity for small businesses
- Repair the urban fabric with infill development and façade rehabilitation

LPC Q&A / Discussion

- Discussion about how many retail/commercial properties are available for sale within the current NYF Boundary.
- Traffic has doubled in the last few years. Has there been any recent traffic studies?
 - Mayor Hurley highlights a recent traffic study and summarized recommendations along Church St & Academy St.
- Extended discussion about parking in the Village:
 - Confirmed/reiterated that DRI/NYF grant money will not be awarded to parking lots, unless they are an ancillary use to an eligible project – for instance, a small lot serving a new park, or as part of the sitework for a new mixed-use project.
 - Confirmed that any streetscape project would have to be sponsored by the Village – Mayor Hurley indicates that the ongoing streetscape project is expected to submit for NYF funding.

Public Comment

- Various recommendations offered on verbiage in vision and goals discussion.
- One suggestion was to include the Town in the Downtown Profile and Assessment narrative. A member of emphasized that the Village is the center of the town and this needs to be intertwined in the narrative.

Closing Remarks

N/A

END OF SUMMARY