

Greenwich NYF Goals

Write which projects you believe are most aligned with each goal in the boxes below.



Housing Options

Expand stock of diverse, affordable housing



Safety & Accessibility

Enhance comfort, safety, and accessibility for pedestrians



Public & Green Space

Improve quality of parks and public spaces for recreation and cultural activities



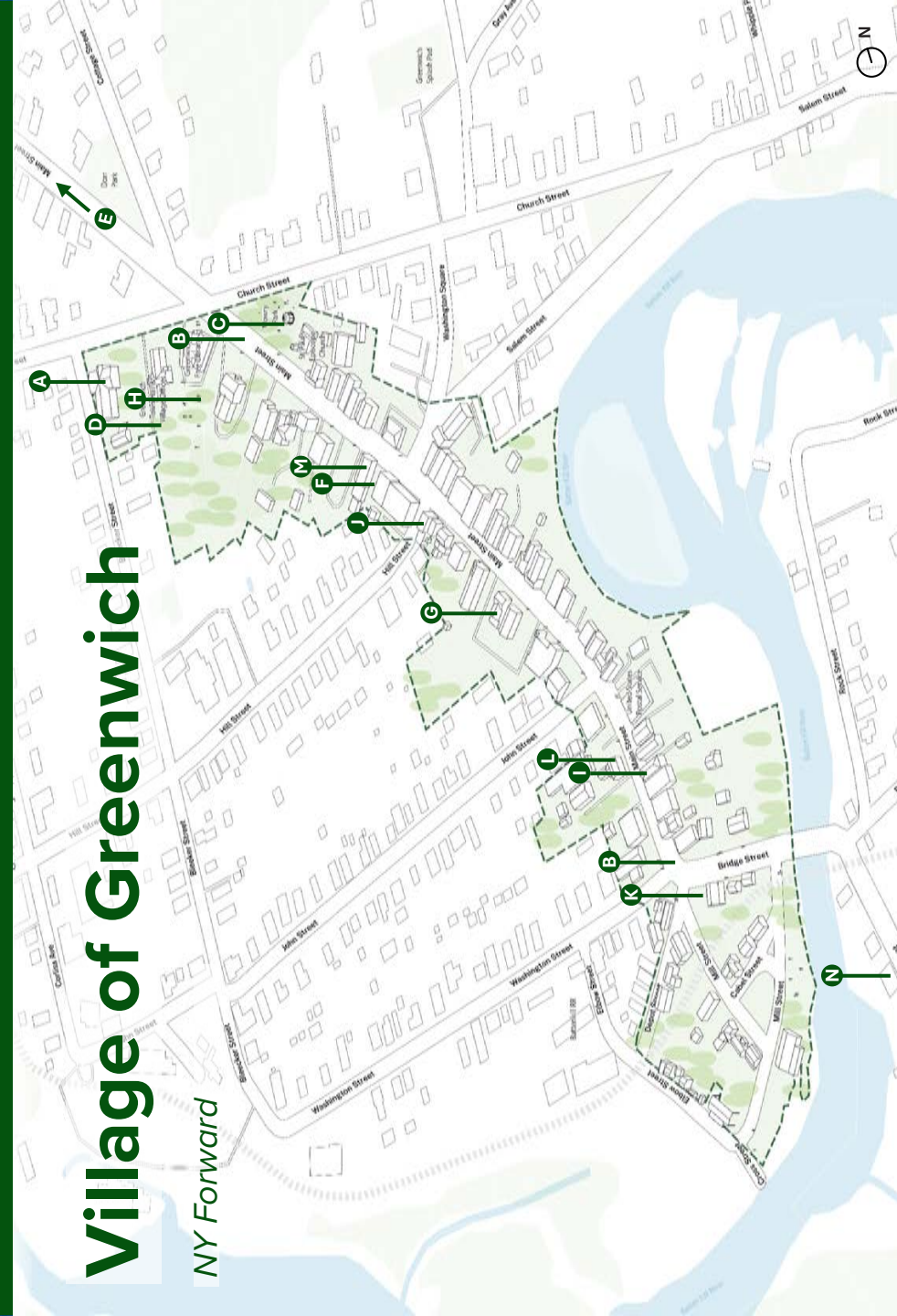
Business Growth

Foster economic opportunity for small businesses



Urban Activation

Repair the urban fabric with infill development and façade rehabilitation



The Greenwich Awards

Nominate projects for the following categories!

Most Transformative

**Best for Long-term
Economic Growth**

Best Use of Public Space

Most Strategic

**Most Community-
Driven**

Most Innovative

Field Observations

Use the free space for sketches and additional comments.

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Restore and Reimagine Village Hall



Project Location:

6 Academy Street

Project Type:

Public Improvement

Project Sponsor:

Village of Greenwich

Property Ownership:

Village of Greenwich

Funding Estimate:

\$3,225,000

Total Project Cost

\$1,500,000

Total NYF Funds Requested

53%

Sponsor Match %

Project Overview:

This public improvement project will revitalize the historic municipal building at 6 Academy Street, built in 1848 and expanded in 1879. The 14,500-square-foot structure, currently housing village operations, faces severe structural issues, outdated systems, and lacks ADA accessibility. The plan transforms it into a multi-use community center honoring its history while meeting modern needs. Key upgrades include rebuilding the rear 1879 wing, adding an elevator and ADA entrances, modernizing systems, and restoring the building envelope. Interior reconfiguration supports youth programs, senior services, and educational events. Planning has involved public engagement, feasibility studies, and a conditions assessment showing strong community support.

Restore and Reimagine Village Hall



6 Academy Street

Existing Site Conditions

Village Hall has served as a center for education, community, and municipal services for nearly 150 years. Despite deferred maintenance, the front portion of the building remains structurally sound, and while some areas need repair, the layout supports continued municipal and community use. The rear portion of the building requires removal and reconstruction.

Capacity & Partners

The Village has delivered complex capital projects, including water and sewer upgrades and downtown revitalization through Restore NY and Main Street grants. Its NY Forward planning process shows strong capacity for implementation and collaboration.

Alignment with Vision & Goals

The project supports the Village’s goal of a vibrant, inclusive downtown. It transforms a historic, underutilized building into a multi-functional, accessible hub for municipal operations, cultural programming, and public services.

Readiness & Timeframe

The Village completed a Conditions Study (2022), engaged a Task Force (2018–2019), and conducted a structural assessment of the 1879 wing. Preliminary scope and budgeting are in place, supported by NY Forward consultants. A BRICKS grant application has been submitted.

Project Category



Public
Improvement

Project Size



Extra Large

NYF Funds Requested



\$1,500,000

No Proposed Condition Image Provided



Above: Current site

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Transform Downtown Streetscape



Project Location:

Main Street (Bridge Street
to Academy Street)

Project Type:

Public Improvement

Project Sponsor:

Village of Greenwich

Property Ownership:

Public ROW

Funding Estimate:

\$4,032,000

Total Project Cost

\$859,000

Total NYF Funds Requested

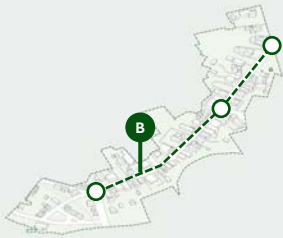
79%

Sponsor Match %

Project Overview:

This project proposes a comprehensive transformation of Main Street to enhance safety, accessibility, and visual appeal for pedestrians, cyclists, and businesses. Key upgrades include accessible walkways, improved pedestrian and bicyclist amenities, and better connectivity to storefronts and public spaces. These enhancements aim to create a more welcoming and functional environment for residents and visitors. The Village also plans to bury utility lines in coordination with National Grid, reducing visual clutter and boosting infrastructure resilience. This initiative is expected to encourage private investment in business facades and support the revitalization of downtown. By focusing on safety, accessibility, and cohesive design, the project promotes long-term economic development and community well-being.

Transform Downtown Streetscape



Main Street (Bridge Street to Academy Street)

Existing Site Conditions

Main Street’s sidewalks and streetscapes are in poor condition—non-ADA compliant, cluttered with utility poles, and detracting from private investments. These issues have been identified in the 2019 Streetscape Plan, Greenwich Revitalization Plan (BOA), and 2025 Bicycle and Pedestrian Connections Study.

The Village has secured funding for below-grade water infrastructure and plans to integrate sidewalk upgrades for construction efficiency. Over \$1 million in grant funding has been secured, with match funding still needed.

Capacity & Partners

The Village has successfully implemented over \$10 million in federal and state grants, consistently meeting match requirements and securing short-term financing to cover initial costs.

Alignment with Vision & Goals

The project improves pedestrian safety and ADA accessibility, supports small businesses, and promotes economic vitality—aligning with goals for a safer, more inclusive downtown.

Readiness & Timeframe

A concept plan was developed in 2019. Survey work is nearly complete, and final design is underway. An archaeological assessment is complete.

Project Category



Public
Improvement

Project Size



Extra Large

NYF Funds Requested



\$859,000



Above: Proposed site plan



Above: Existing sidewalk condition

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Revitalize Mowry Park and Gazebo



Project Location:
Mowry Park

Project Type:
Public Improvement

Project Sponsor:
Village of Greenwich

Property Ownership:
Village of Greenwich

Funding Estimate:
\$286,000
Total Project Cost
\$286,000
Total NYF Funds Requested
0%
Sponsor Match %

Project Overview

The Mowry Park Upgrade Project enhances the Village's central green space, a 0.48-acre park used for recreation and cultural events. Renovations include structural improvements to the gazebo—new roof, decking, handrails, and updated electrical, sound, and lighting systems—to support performances and public gatherings while preserving historic character.

Aligned with the Greenwich Streetscape Plan and Capital Region REDC goals, the project adds Victorian-style lighting, benches, and picnic tables along Main and Church Streets. Landscaping includes tree removal, new shrubs, and a Village Christmas Tree for seasonal lighting. These upgrades expand programming opportunities and attract visitors, reinforcing Mowry Park's role as a vibrant, inclusive downtown gathering space.

Revitalize Mowry Park and Gazebo



Mowry Park

Existing Site Conditions

The Village Gazebo in Mowry Park needs full rehabilitation, including structural repairs and updated lighting and sound. Streetscape lighting, sidewalks, and landscaping will enhance connectivity and aesthetics. The project transforms this underused green space into a vibrant, central gathering place for music, art, and festivals—fostering community in downtown Greenwich.

Capacity & Partners

Partners are to be determined, a community funding appeal is forthcoming.

Alignment with Vision & Goals

The visibility of the park and Gazebo and its proximity to the Village Business District allows for a connected community during artistic, cultural festivals, and educational events in the park. Visitors and residents will have a deep sense of community spirit as the space grows with the new historically refurbished Gazebo, park lighting and walkways that connect the park to downtown Greenwich.

Readiness & Timeframe

The project needs a building permit. They have a design permit, engineer selected, and contractor with experience working in historic design who have estimated the project. No funding has been obtained yet.

Project Category



Project Size



NYF Funds Requested



Above: Proposed site plan



Above: Current site

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Enhance Greenwich Commons Park



Project Location:
2 Academy Street

Project Type:
Public Improvement

Project Sponsor:
Town of Greenwich

Property Ownership:
Town of Greenwich

Funding Estimate:
\$210,000
Total Project Cost
\$210,000
Total NYF Funds Requested
0%
Sponsor Match %

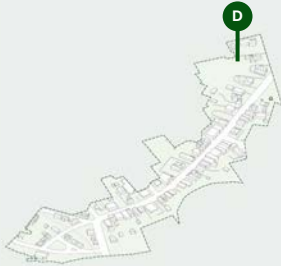
Project Overview:

This project will revitalize Greenwich Commons Park, a central space behind the Town Office serving groups like the Greenwich Free Library, Youth Center, and Interfaith Food for Kids. Improvements will enhance comfort, accessibility, and safety while strengthening pedestrian connections to Bleeker Street and downtown.

Key upgrades include a 30' x 40' picnic pavilion with ADA-accessible tables, electric outlets, public Wi-Fi, and a restroom. A 200-foot, 6-foot-wide asphalt walkway will provide a safe, ADA-compliant route through the park. These enhancements will transform Commons Park into a more inclusive, functional, and welcoming space for year-round community use.

Enhance Greenwich Commons Park

2 Academy Street



Existing Site Conditions

Commons Park, behind the Town Office, serves many community groups but lacks shelter and public restrooms. The proposed project adds an ADA-accessible pavilion, restroom, and walkway to improve usability, comfort, and access—transforming the underused space into a central, inclusive gathering area for events, recreation, and community connection.

Capacity & Partners

The Town of Greenwich has successfully managed complex projects, including Hudson Riverside Park, two Erie Canalway grants, and a large BOA Pre-Development grant. Operation of the pavilion and walkway will be alongside the Village of Greenwich and the Greenwich Free Library.

Alignment with Vision & Goals

The proposed project supports downtown vibrancy by creating a beautiful, inclusive space for events, meetings, and relaxation. It enhances public amenities, arts programming, and connectivity—benefiting residents and attracting regional visitors.

Readiness & Timeframe

Preliminary site design has been completed. An architectural design has been discussed and started with an architectural firm based on a previous pavilion project.

Project Category



Project Size



NYF Funds Requested



Above: Proposed site plan



Above: Current site

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Expand the Battenkill YMCA Branch



Project Location:
184 Main Street

Project Type:
New Development

Project Sponsor:
Saratoga Regional YMCA

Property Ownership:
Saratoga Regional YMCA

Funding Estimate:
\$3,550,000
Total Project Cost
\$3,550,000
Total NYF Funds Requested
0%
Sponsor Match %

Project Overview:

This project proposes a 12,000-square-foot expansion to a 7,900-square-foot recreational facility to improve community access to inclusive wellness programs. The single-story addition will feature a full-size basketball court with a surrounding track and two group exercise studios. Designed with a metal frame and brick façade, it will connect through the maintenance area behind the men's locker room. Renovations to the existing facility will include energy efficiency upgrades, aligning the campus with modern sustainability standards. These enhancements aim to reduce operating costs and foster a more accessible, welcoming environment, reflecting a commitment to health, inclusion, and environmental responsibility.

Expand the Battenkill YMCA Branch



184 Main Street

Existing Site Conditions

Located on a 1.48-acre site in Greenwich, NY, the 7,900-square-foot wellness center includes cardio and strength equipment, group exercise and spin studios, offices, and locker rooms. Operating near capacity, the facility faces space constraints. Expansion is essential to meet growing community demand and enhance program accessibility.

Capacity & Partners

The YMCA recently completed a 17,000-square-foot, two-story expansion at its Saratoga Springs branch. Finished in 16 months, the project added a gymnasium, adventure center, expanded wellness areas, studios, and bathrooms. This successful effort demonstrates the organization’s strong capacity to manage complex capital improvement initiatives.

Alignment with Vision & Goals

The proposed expansion supports NY Forward goals by enhancing downtown vitality, improving access to wellness services, and attracting families. It boosts foot traffic, supports small businesses, and creates jobs in childcare, health, and fitness. This community-centered project fosters livability, economic growth, and long-term resilience in Greenwich.

Readiness & Timeframe

A 2019 market study showed member interest in expanded fitness space, studios, and walking track. A conceptual building and site plan exists.

Project Category



New
Development

Project Size



Extra Large

NYF Funds Requested



\$3,550,000

No Proposed Condition Image Provided



Above: Current interior

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Rebuild Mixed-Use Building at 126 Main St



Project Location:
126 Main Street

Project Type:
New Development

Project Sponsor:
Sustainable Communities,
Inc.

Property Ownership:
Sustainable Properties
126 Main LLC

Funding Estimate:
\$6,108,000
Total Project Cost
\$975,000
Total NYF Funds Requested
84%
Sponsor Match %

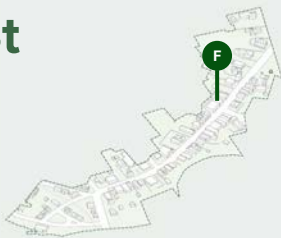
Project Overview:

This project proposes a three-story, 12,000-square-foot mixed-use building at 126 Main to enhance downtown revitalization. It includes ten one-bedroom apartments—seven affordable for households earning up to 80% Area Median Income (AMI), and three for those at or below 50% AMI with free supportive services. One unit will be fully ADA accessible. The building will feature offices, laundry, storage lockers, secure rooftop access, and all-electric systems with energy efficiency and emergency power. With a brick façade and Juliet balconies, it aims for Enterprise Green Community certification. Environmental studies are complete, approvals secured, and design is 85% finalized.



NY Forward

Rebuild Mixed-Use Building at 126 Main St



126 Main Street

Existing Site Conditions

After a 2022 fire destroyed the historic Wilmarth Building at 126 Main Street, Sustainable Communities, Inc. and Flatley Read, Inc. are rebuilding it with ten affordable apartments and three commercial spaces. The all-electric, carbon-free design restores period features and supports downtown Greenwich’s revitalization and economic development goals.

Capacity & Partners

Michelle DeGarmo, Executive Director of Sustainable Communities and owner of Flatley Read, Inc., brings over 20 years of experience in affordable housing across NYS. Her expertise spans HUD, CDBG, HOME, DRI, and NY Forward projects, including property management, transitional housing, and construction administration for various entities.

Alignment with Vision & Goals

The 126 Main St project will offer 10 affordable apartments and 3 office spaces in downtown. Tenants will enjoy walkable access to shops, parks, and amenities. The new construction will feature historic design elements to complement and enhance the character of surrounding buildings.

Readiness & Timeframe

A February 2024 market study showed strong support for the project. No new development has occurred since, and all preliminary designs, engineering, and studies are complete.

Project Category



New
Development

Project Size



Extra Large

NYF Funds Requested



\$975,000



Above: Proposed elevation



Above: Current site

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Renovate 72 Main St



Project Location:
72 Main Street

Project Type:
Renovation

Project Sponsor:
Battenkill Community
Services, Inc.

Property Ownership:
Battenkill Community
Services, Inc.

Funding Estimate:
\$894,000
Total Project Cost
\$550,000
Total NYF Funds Requested
38%
Sponsor Match %

Project Overview:

The 72 Main Street project will redevelop and expand a two-story, mixed-use building by adding 2,000 square feet and increasing residential units from three to six. Four new studio apartments will include one fully ADA-compliant unit designed for individuals with Autism Spectrum Disorder and/or Intellectual and Developmental Disabilities. The existing commercial space will be retained and upgraded for continued community service use. Planned improvements include ADA-compliant sidewalks, ramps, regraded parking, widened doorways, remodeled kitchens and bathrooms, vinyl plank flooring, and upgraded HVAC and electrical systems—enhancing accessibility, energy efficiency, and code compliance while supporting inclusive housing and local service delivery.

Renovate 72 Main St



72 Main Street

Existing Site Conditions

The outdated heating system at 72 Main Street causes high energy costs and poor comfort. Renovations will add four ADA-accessible studio apartments, upgrade existing units, and modernize infrastructure. Improvements include HVAC, flooring, fire safety, and ADA-compliant sidewalks and parking—creating inclusive housing and workspaces for residents and staff.

Capacity & Partners

BCS has a strong track record in affordable housing and grant management. Its experience includes developing housing for individuals with disabilities, managing funding, and supporting independent living—demonstrating capacity to lead the 72 Main Street redevelopment.

Alignment with Vision & Goals

The redevelopment expands affordable, ADA-accessible housing, preserves historic character, and enhances pedestrian connectivity. By integrating housing and services, the project promotes economic vitality, inclusion, and quality of life for residents with developmental disabilities.

Readiness & Timeframe

Businesses are ready to begin by November 2026. Financing is expected by March 2026. Fundraising is ongoing. Architectural consultation occurred August 2025.

Project Category



Renovation

Project Size



Large

NYF Funds Requested



\$550,000



Above: Proposed renovation



Above: Current site

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Improve the Library's Backyard



Project Location:
148 Main Street

Project Type:
Public Improvement

Project Sponsor:
Greenwich Free Library

Property Ownership:
Greenwich Free Library

Funding Estimate:
\$361,000
Total Project Cost
\$361,000
Total NYF Funds Requested
0%
Sponsor Match %

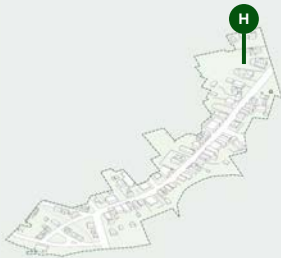
Project Overview:

The Greenwich Free Library will transform its backyard into a vibrant, multi-use outdoor space for library programs and public use. Located between the Municipal Complex and Mowry Park, the area will feature a covered stage, expanded seating, and landscaped zones with native plants. Improvements include pedestrian pathways connecting the library to Bleecker Street and nearby municipal properties, plus a redesigned parking lot for better access. The space will host weekly events, author talks, and arts programming, while remaining open for informal public use—fostering community connection, cultural enrichment, and a welcoming environment in the heart of downtown Greenwich.



NY Forward

Improve the Library's Backyard



148 Main Street

Existing Site Conditions

Greenwich Free Library's underused .75-acre parcel includes a small parking lot, remnants of a carriage house, and a narrow grass strip. In 2024, the library welcomed 45,000 visitors and hosted 1,170 programs. Redeveloping the outdoor space will expand public access and enhance its role as a community hub.

Capacity & Partners

Greenwich Free Library has successfully secured and managed NYS construction grants, including \$237,854 for main floor renovation, \$15,085 for signage and alarms, and \$128,978 for Community Room improvements between 2019 and 2025.

Alignment with Vision & Goals

This project enhances public space for arts, culture, and relaxation. It expands the library's outdoor programming, improves pedestrian access, and connects to parks. Popular events like music, theater, and art will grow, enriching community life and increasing the library's impact.

Readiness & Timeframe

LaBella Associates provided concept drawings based on site visits and discussions with designers, landscape architects, and Greenwich Free Library's Board of Trustees.

Project Category



Public Improvement

Project Size



Medium

NYF Funds Requested



\$361,000



Above: Proposed site plan



Above: Current site

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Upgrade the Rough and Ready Museum



Project Location:
29 Main Street

Project Type:
Redevelopment

Project Sponsor:
Rough and Ready Engine
and Hose Company No. 2

Property Ownership:
Rough and Ready Engine
and Hose Company No. 2

Funding Estimate:
\$161,000
Total Project Cost
\$161,000
Total NYF Funds Requested
0%
Sponsor Match %

Project Overview:

This project seeks funding to renovate the Rough and Ready Engine and Hose Company No. 2's historic 4,000-square-foot building. The museum houses invaluable artifacts from Greenwich's firefighting past and serves as a seasonal meeting space for local organizations. However, limited accessibility and outdated infrastructure hinder its potential as a community resource.

Proposed upgrades include a handicap-accessible restroom, heating and cooling systems for both floors, a chair lift for second-floor access, and replacement of 26 deteriorating windows. These improvements will preserve historical artifacts, expand public access, and transform the building into a safe, inclusive, functional space for year-round engagement and education.

Upgrade the Rough and Ready Museum



29 Main Street

Existing Site Conditions

Built in 1904, the Rough and Ready museum lacks running water, ADA access, and climate control. Original windows need replacement. Funding will preserve fire service artifacts, improve accessibility, and protect exhibits from deterioration—ensuring this rare, historic fire museum remains a safe, inclusive space for public education and engagement.

Capacity & Partners

This is the largest project members have attempted. In 2022, volunteers restored the second-floor meeting room—removing the drop ceiling, patching walls, repainting, and refinishing the original hardwood floor.

Alignment with Vision & Goals

This NYF project honors Greenwich’s history and strengthens community identity. Our firefighter-led organization preserves fire service heritage through the Hose Company museum, aiming to protect artifacts and engage future generations in local history through restoration and expanded public access.

Readiness & Timeframe

Scheduled to replace 10 windows - all windows on the front of the building, and one window on southeast side.

Project Category



Redevelopment

Project Size



Small

NYF Funds Requested



\$161,000

No Proposed Condition Image Provided



Above: Existing site interior

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Renovate 106 Main St Exterior and Apartment



Project Location:
106 Main Street

Project Type:
Renovation

Project Sponsor:
Hill & Main 312 LLC

Property Ownership:
Hill & Main 312 LLC

Funding Estimate:
\$250,000
Total Project Cost
\$188,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

This project is a renovation and safety upgrade of a multi-story building at 106 Main Street. The project focuses on enhancing structural integrity, energy efficiency, fire safety, and residential usability. Planned improvements include installing durable, energy-efficient exterior siding; converting the third floor into a modern one-bedroom apartment; implementing a full-building sprinkler system; reinforcing aging structural components; and replacing outdated windows with high-performance models. These upgrades aim to extend the building's lifespan, ensure code compliance, increase local housing availability, and contribute to the overall revitalization of the neighborhood.

Renovate 106 Main St Exterior and Apartment



106 Main Street

Existing Site Conditions

106 Main St is an older building in need of renovations, with the Sponsor planning to remove old siding and replace it with upgraded vinyl siding and new insulation to better improve efficiency. A sprinkler system is necessary in order to bring the 3rd floor apartment into service and to ensure the safety of the building and surrounding structures.

Capacity & Partners

Hill & Main has received a grant in the past to renovate the 2nd floor apartment.

Alignment with Vision & Goals

Located in the heart of the Village, this project will enhance the building’s appearance with new siding—contributing to the overall beautification and charm of the Village.

Readiness & Timeframe

No proposed timeframe provided.

No Proposed Condition Image Provided

Project Category



Renovation

Project Size



Small

NYF Funds Requested



\$188,000



Above: Existing site condition

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Convert Barn and Construct Mixed-Use Building



Project Location:
36 Bridge Street

Project Type:
New Development

Project Sponsor:
Jim Nulty

Property Ownership:
Jim Nulty

Funding Estimate:
\$557,000
Total Project Cost
\$487,000
Total NYF Funds Requested
13%
Sponsor Match %

Project Overview:

This project supports Main Street's economic and residential growth by transforming an existing property into a vibrant, mixed-use space. Phase one renovates a 40x45 barn into an automotive repair shop offering basic services, boosting foot traffic and supporting nearby businesses. Phase two adds a new building with two residential units above and four commercial spaces below—addressing housing needs and creating opportunities for restaurants or shops. The development preserves the town's historic character while promoting sustainable growth and community vitality.

Convert Barn and Construct Mixed-Use Building



36 Bridge Street

Existing Site Conditions

Located at a prominent “gateway” intersection in the Village, the site is currently undeveloped land and an old barn used for storage.

Capacity & Partners

Sponsor is working with a general contractor to ensure all codes are met and safety standards are updated. Project is personally funded.

Alignment with Vision & Goals

The project concept supports the goals of housing, public space, and business growth at a prominent, high-traffic location at the southern end of Main St.

Readiness & Timeframe

Sponsor is in the very early phases of project conceptualization.

No Proposed Condition Image Provided

Project Category



Project Size



NYF Funds Requested



Above: Current site

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



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.



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

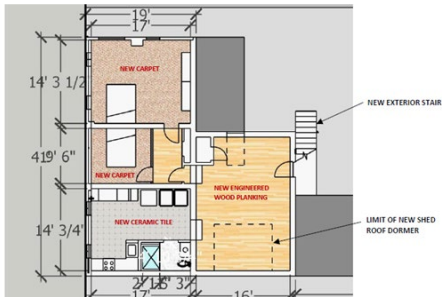


Small

NYF Funds Requested



\$169,000



Above: Proposed plan and rendering



Above: Current site

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.



NY Forward

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

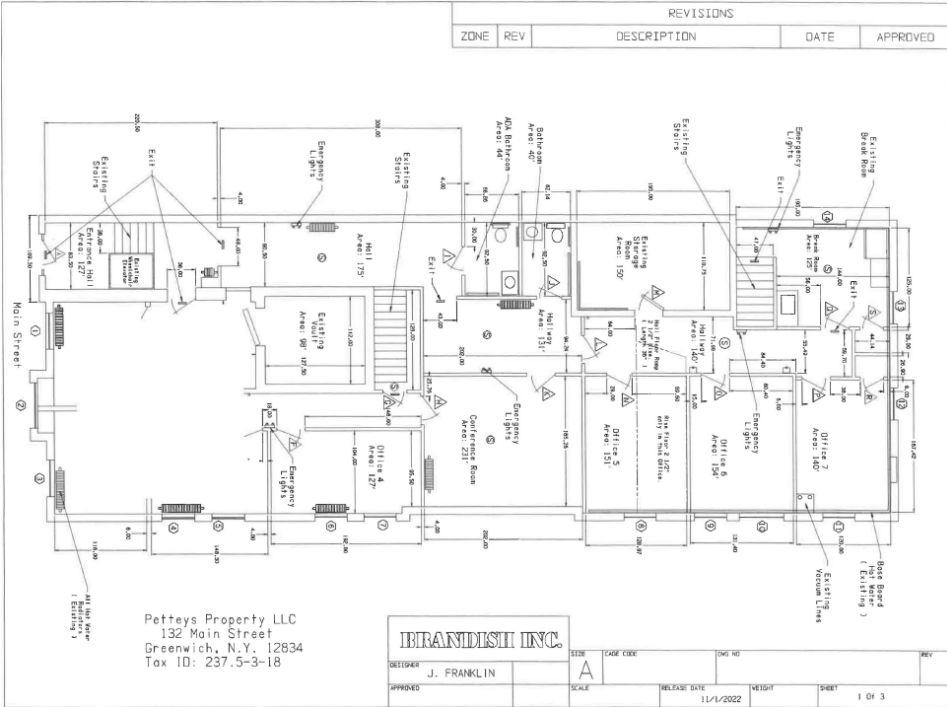
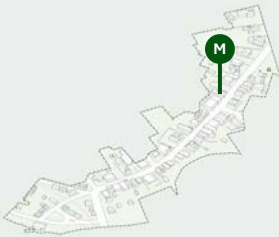
Redevelopment

Project Size

Medium

NYF Funds Requested

\$350,000



Above: Proposed floor plan



Above: Current site

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Transform the Eddy Plow Works Building



Project Location:
25 Eddy Street

Project Type:
Redevelopment

Project Sponsor:
S&J Country Properties
LLC

Property Ownership:
S&J Country Properties
LLC

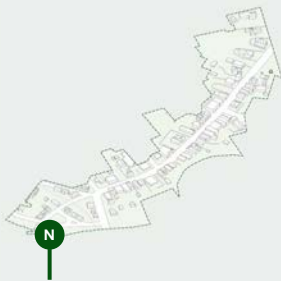
Funding Estimate:
\$646,000
Total Project Cost
\$450,000
Total NYF Funds Requested
30%
Sponsor Match %

Project Overview:

This project will transform the historic Eddy Plow Works building, an 1832 three-story structure overlooking the Battenkill River and Fly Creek, into a vibrant mixed-use space that supports both commercial activity and residential growth. Phase one focuses on renovating the ground floor's 2,100 sq ft of currently unusable retail space into functional commercial units. Upgrades will include new plumbing, electrical, heating, and ADA-compliant facilities. The second and third floors will be upgraded to enhance existing apartments and add two new residential units. Exterior improvements will preserve the building's historic charm, including restoration of the original signage, repairs to wood siding and molding, and reconstruction of the rear deck. Enhanced lighting and fencing will improve safety around the parking areas and riverfront.

Transform the Eddy Plow Works Building

25 Eddy Street



Existing Site Conditions

The ground-level retail space is deteriorated and unleaseable, with missing finishes, damaged flooring, and unusable plumbing and electrical. Upper floors have aging windows, poor insulation, and structural issues. Exterior siding and deck need repairs. Some updates exist, but major rehabilitation is required throughout.

Capacity & Partners

Shane and Jocelyn Nolan bring strong project management and budgeting experience from farm expansions, grant-funded projects, and historic home renovation—demonstrating the capacity to oversee complex development and restoration efforts.

Alignment with Vision & Goals

Eddy Plow Works will be restored into a farm store and clinical offices, adding five businesses and two apartments. This revitalizes a historic landmark, boosts foot traffic, and enhances downtown connectivity.

Readiness & Timeframe

Contractors and inspectors reviewed building requirements. Quotes and financing plans are in place, including bridge and equity loans. Renovation will begin immediately upon grant approval.

Project Category



Redevelopment

Project Size



Medium

NYF Funds Requested



\$450,000

No Proposed Condition Image Provided



Above: Existing site interior

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



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Activation



Comments



Create a Small Project Fund for Improvements



Project Location:
NY Forward Area

Project Type:
Public Improvement /
Redevelopment /
Branding / New
Development

Project Sponsor:
Village of Greenwich

Property Ownership:
Varies

Funding Estimate:
\$390,000+
Total Project Cost
\$400,000
Total NYF Funds Requested
25%+
Sponsor Match %

Project Overview:

The Village seeks to establish a local Small Project Fund to support a diverse range of small-scale improvements that contribute to downtown revitalization. In response to an open call, property owners submitted projects focused on façade improvements, historic building restoration, energy efficiency upgrades, accessibility enhancements, and new housing development, alongside proposals for childcare services, green space creation, and community facility improvements.

Create a Small Projects Fund for Improvements



NYF-area wide

Existing Site Conditions

Seven projects submitted letters of interest in the Small Project Fund, demonstrating at least \$420,000 of NY Forward funding interest and over \$511,000 in total economic revitalization investment.

Capacity & Partners

The Village will hold the contract with the State, with a third-party serving as Grant Administrator.

Alignment with Vision & Goals

Projects advance revitalization goals by restoring facades, improving accessibility, creating housing, and activating unused spaces. Together, they enhance aesthetics, expand services, and foster engagement and economic growth.

Readiness & Timeframe

Contractors have toured sites and provided quotes. Financing includes bridge and equity loans, with private funds secured. Permitting is underway, and work begins upon grant approval.

Project Category



All

Project Size

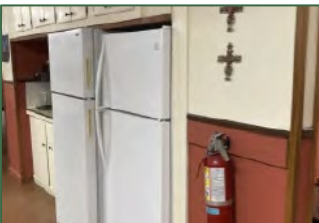


Medium

NYF Funds Requested



\$300,000



Above: Examples of potentially-eligible Small Project Fund properties



Above: Current aerial of Greenwich

Housing
Options



Safety &
Accessibility



Public &
Green Space



Business
Growth



Urban
Activation



Comments



Convert Parish House into Mixed-Use Building



Project Location:

NY Forward Area

Project Type:

Redevelopment

Project Sponsor:

Colleen Crosby

Property Ownership:

Colleen Crosby
(pending)

Funding Estimate:

\$250,000

Total Project Cost

\$187,500

Total NYF Funds Requested

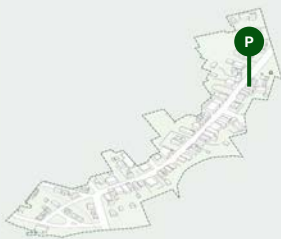
25%

Sponsor Match %

Project Overview:

This project seeks to convert the St. Paul's Episcopal Church Parish House into a 3,800 sf mixed-use building comprising a small restaurant or café on the first floor and two apartment units on the second floor. Work will include all new electrical service for the entire building, structural repairs, a new roof, gut renovation upstairs including new kitchens and bathrooms, new entrance for apartments, and window replacements where necessary.

Convert Parish House into Mixed-Use Building



143 Main St.

Existing Site Conditions

The building is currently used by St. Paul's Episcopal Church as their Parish House. The first floor is an open area with a kitchen in the rear. The second floor has several rooms that are currently used as office spaces and classrooms. The structure, systems, and enclosure of the building all require varying levels of replacement and repair.

Capacity & Partners

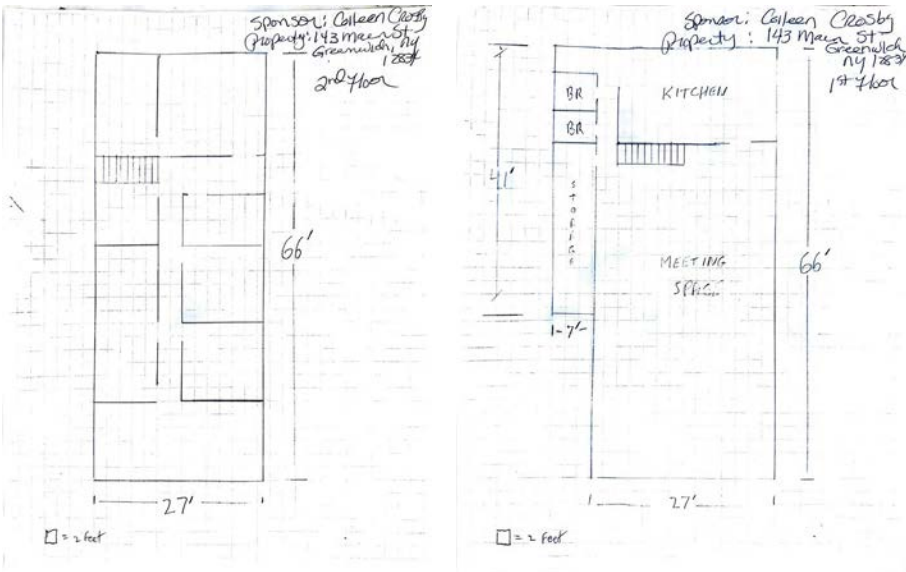
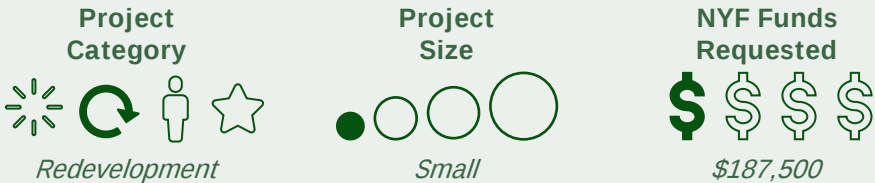
The sponsor has 40+ years experience as a landlord of multiple rental properties (up to ten). Many of those properties required extensive renovations, which the Sponsor executed.

Alignment with Vision & Goals

The project proposes two new apartment units, addressing the need for housing in the Village, as well as a commercial space to help local businesses grow and thrive. By transferring ownership from the church to a private entity, the project also adds to the tax rolls.

Readiness & Timeframe

Cost estimates and funding have been secured. Sponsor is in the process of engaging an architect to provide formal drawings for permit and construction. Project could break ground as soon as early 2026 and would be completed within 24 months.



Above: Floor plans



Above: Existing site exterior