

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The outdated heating system at 72 Main Street causes high energy costs and poor comfort.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