

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 %

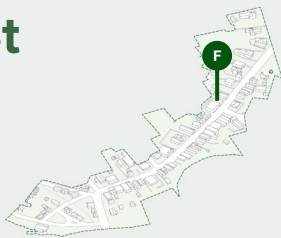
Project Overview:

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