

NY Forward - Capital Region Greenwich

Local Planning Committee (LPC)

Meeting #3

August 27, 2025



NY Forward

Welcome!

LPC Meetings are meant to be working sessions of the LPC

- These meetings are open to the public, but are not intended as interactive public workshops.
- The public is welcome to observe committee meetings and submit comments to GreenwichNYF@gmail.com
- During the final 15 minutes of the meeting, the public is also invited to ask questions and provide comments.

How to get involved:

- We want to hear from you! There will be many other ways for community members to get involved.
- Visit the Greenwich NYF website to send comments: www.GreenwichNYF.com
- There will be one more public workshop on **Sep 3** and additional opportunities to provide feedback. More details will be posted to the website.

Agenda

- Opening Remarks
- Code of Conduct
- Updates: Planning Process & Engagement Activities
- Vision, Goals & Strategies
- Project Evaluation Criteria
- Submitted Projects
- Public Comment
- Next Steps



Battenkill River

An aerial photograph of a small town, likely in New York, featuring a river, a bridge, and various residential and commercial buildings. The image is slightly faded to serve as a background for the text.

Opening Remarks

Mayor Amanda Hurley

Code of Conduct & Recusals

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project.

For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

*We do not currently have any conflicts of interest on file. **Do any LPC members need to make a disclosure to the Committee at this time?***

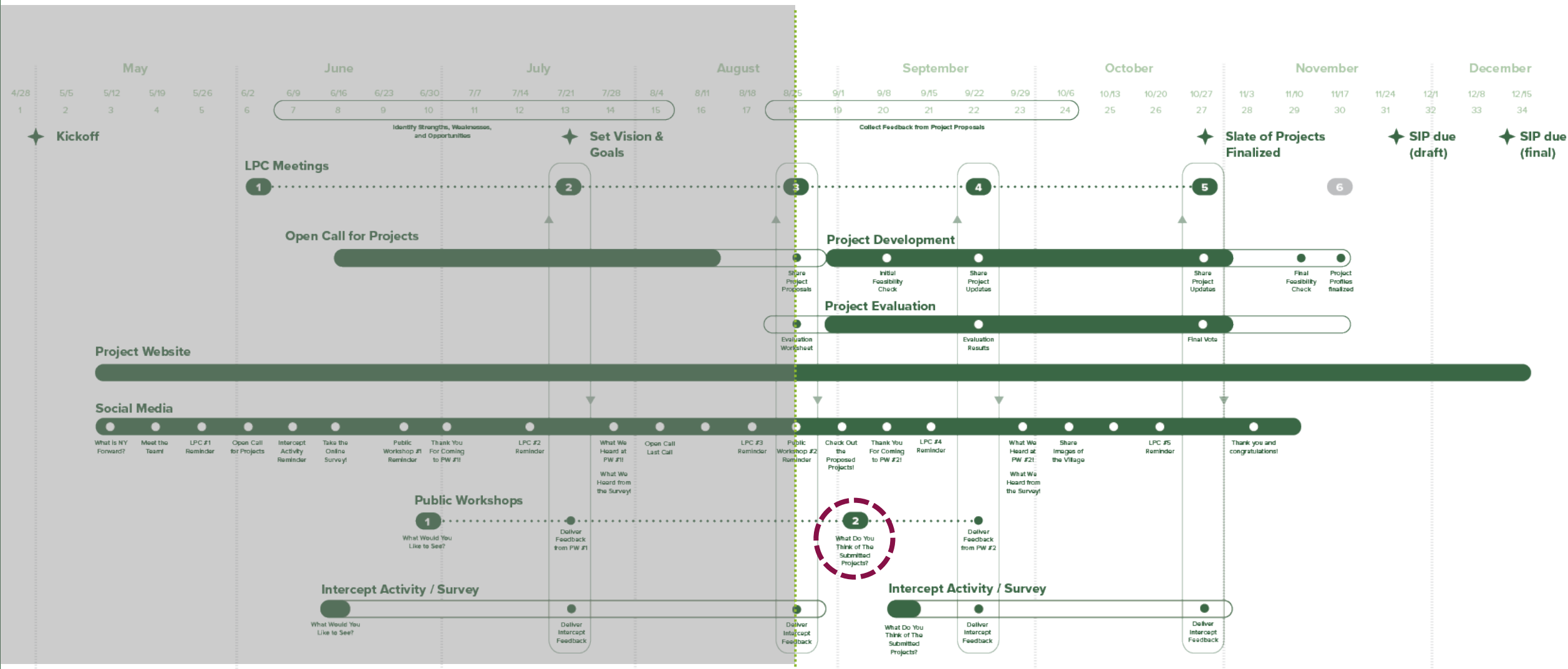
Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

Name	Organization	Project
None	None	None
None	None	None

An aerial photograph of a town, likely in New York, showing a river flowing through it. A bridge crosses the river in the center. The town is surrounded by green trees and has several buildings, including houses and a larger building with a green roof in the foreground. The image is slightly faded to make the text stand out.

Updates: Planning Process & Engagement Activities

We Are Here!



What's been done so far?

- ✓ May 20 GreenwichNYF.com went live
- ✓ **Jun 3** **LPC Meeting #1**
- ✓ Jun 11 Open Call for Projects released
- ✓ Jun 18 Postcards delivered
- ✓ **Jun 30** **Public Workshop #1**
- ✓ Jun 30 – Jul 10 Office Hours / Technical Assistance sessions
- ✓ **Jul 23** **LPC Meeting #2**
- ✓ Aug 6 Open Call for Projects closed: ***14 projects submitted!***
- ✓ **Aug 27** **LPC Meeting #3 – IN PROGRESS**

What's on the horizon?

- ☐ Aug 29 – Sep 5 Feedback convos with Sponsors
- ☐ **Sep 3** **Public Workshop #2**
- ☐ **Sep 24** **LPC Meeting #4**
- ☐ Sep 29 – Oct 8 Feedback convos with Sponsors
- ☐ **Oct 29** **LPC Meeting #5**
- ☐ Nov 18 LPC Meeting #6 (if needed)



Washington Square Park

Engagement by the numbers

468 total website visits

254 unique website visits

680 comments received

90 survey responses

88 mailing list sign-ups

1 tabling event

1 public workshop



Tabling at Union Village Fest

10 comments received

"Makerspaces to attract more young professionals."

"Dock/portage for kayaks and canoes."

"I like to walk along the river. Can we have more trails?"

"We need to fix up Academy Street."

"The youth center is great, but it could use more space and be a larger community center."



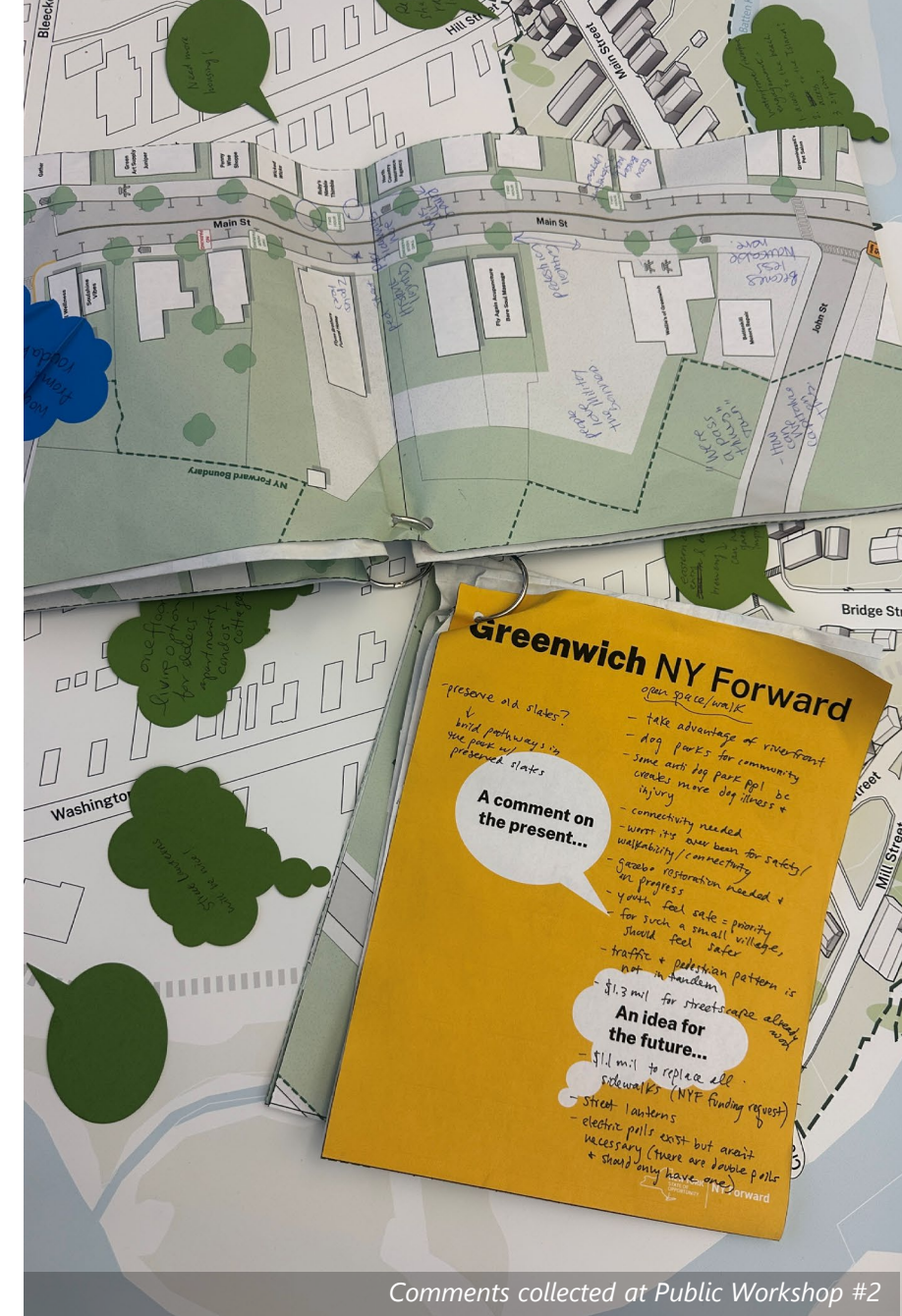
Engagement at the Union Village Fest

236 comments received

"There needs to be a gateway that connects Main Street to the river."

"For such a small village, it should feel easier to walk around downtown."

"Balance new development with open space."



Comments collected at Public Workshop #2

Results from Survey #1

434 comments received

"At this point it has been years since I've been able to access Main Street from my wheelchair I honestly am looking to leave due to accessibility. It would be nice to shop locally."

"Keep thinking and moving forward, while maintaining and growing the local culture, historic relevance and natural beauty of Greenwich. It's ok to allow change but the charm of this small town needs to remain the number one priority."

"I grew up here but can't afford to live here. I badly want to."

"We need spaces and activities that include both younger and older residents."

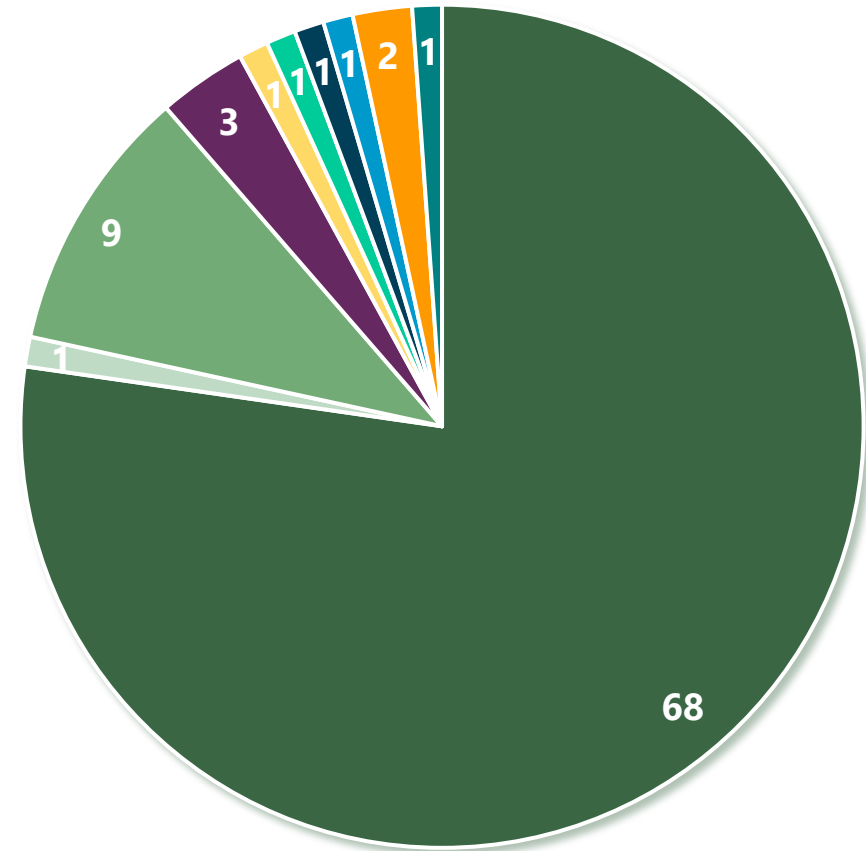
"We need to make use of the riverfront! It will make Greenwich a destination."



Results from Survey #1

434 comments received
90 total survey responses

- 68 Greenwich Residents
- 1 Former Greenwich Resident
- 9 Greenwich Residents and Business Owners
- 3 Greenwich Business Owners
- 1 Greenwich Property Owner
- 1 Greenwich Worker
- 2 Capital Region Residents or Business Owners
- 1 Schuylerville Farm Owner
- 2 Easton Residents
- 1 Washington County Resident/Greenwich CSD



What brings folks into downtown?



Daily

1. Groceries
2. Work
3. Shopping



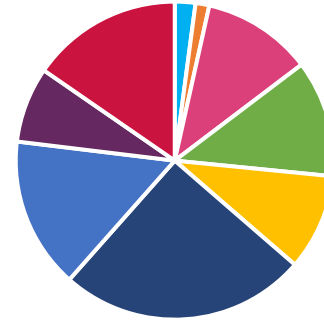
Once a Week

1. Groceries
2. Restaurants
3. Shopping



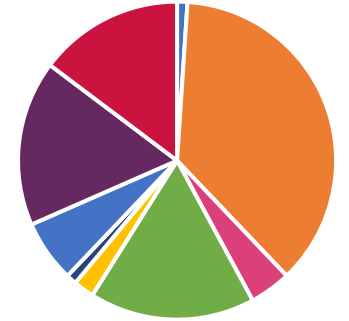
Several Times a Month

1. Public Services
2. Restaurants
3. Professional Services



A Few Times per Year

1. Public Services
2. Professional Services
3. Entertainment



Never

1. Work
2. Recreation
3. Religious Ceremonies

■ Groceries, Pharmacy, Necessities
■ Work
■ Shopping

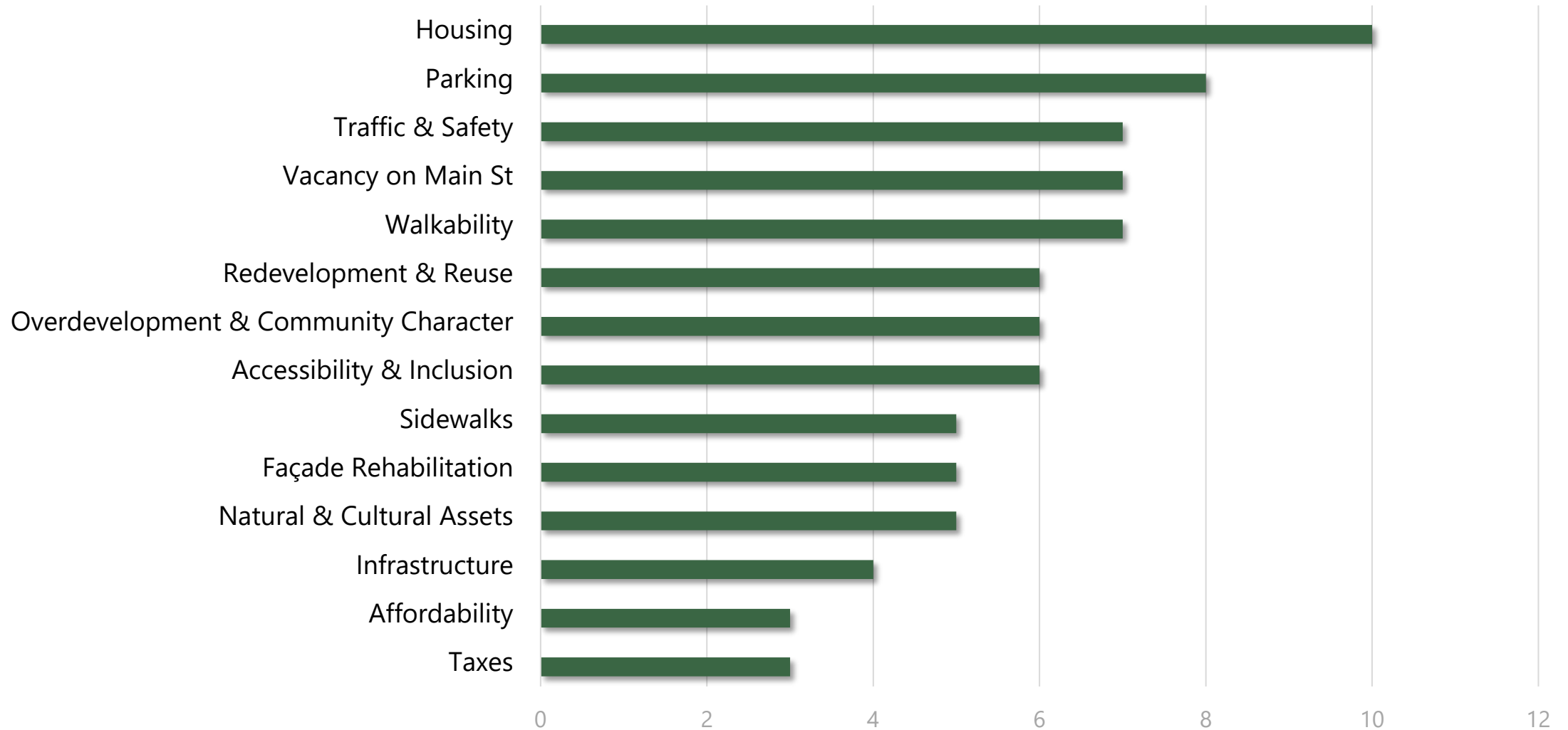
■ Recreation
■ Restaurants & Cafes
■ Professional Services

■ Public Services
■ Religious Ceremonies
■ Entertainment

What investments are important for downtown?



What issues or concerns do you have?



What do you love about Greenwich?

15 mentions- Small-town feel & welcoming community

10 mentions- Historic charm & architecture

9 mentions- Natural surroundings & rural setting

7 mentions- Cultural life & events

6 mentions- Downtown business & walkability

5 mentions- Family-friendly environment

Upcoming Engagement

9/3 – Public Workshop #2

9/3 – Projects Survey launches on website

9/3 – Signs placed around Greenwich to identify project locations

9/22 – Tabling at Music at the Library

An aerial photograph of a small town, likely in New York, featuring a river flowing through it. A bridge crosses the river, and the town is surrounded by lush green trees. The image is slightly faded to serve as a background for the text.

Visions, Goals & Strategies

Greenwich NY Forward

greenwichnyf.com



Downtown Vision

“ 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. ”

Downtown Goals



Expand stock of diverse, affordable housing



Enhance comfort, safety, and accessibility for pedestrians



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



Foster economic opportunity for small businesses



Repair the urban fabric with infill development and façade rehabilitation



Revitalization Strategies



Expand stock of diverse, affordable housing



Enhance comfort, safety, and accessibility for pedestrians



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



Foster economic opportunity for small businesses



Repair the urban fabric with infill development and façade rehabilitation

Support the rehabilitation of existing residential buildings and the adaptive reuse of vacant structures to create diverse housing options near the village core.

Encourage new construction of energy-efficient, mixed-income housing of maximum appropriate density.



Implement streetscape improvements that ensure safe and inclusive mobility for all users.

Ensure that the pedestrian experience is the first priority when making transport and land use planning decisions.



Integrate and connect the various parks, directly to each other and also thru the streetscape network.

Activate Battenkill River as a key recreational and scenic amenity by leveraging existing under-developed public space.



Attract customers to downtown through marketing, events programming, and additional housing.

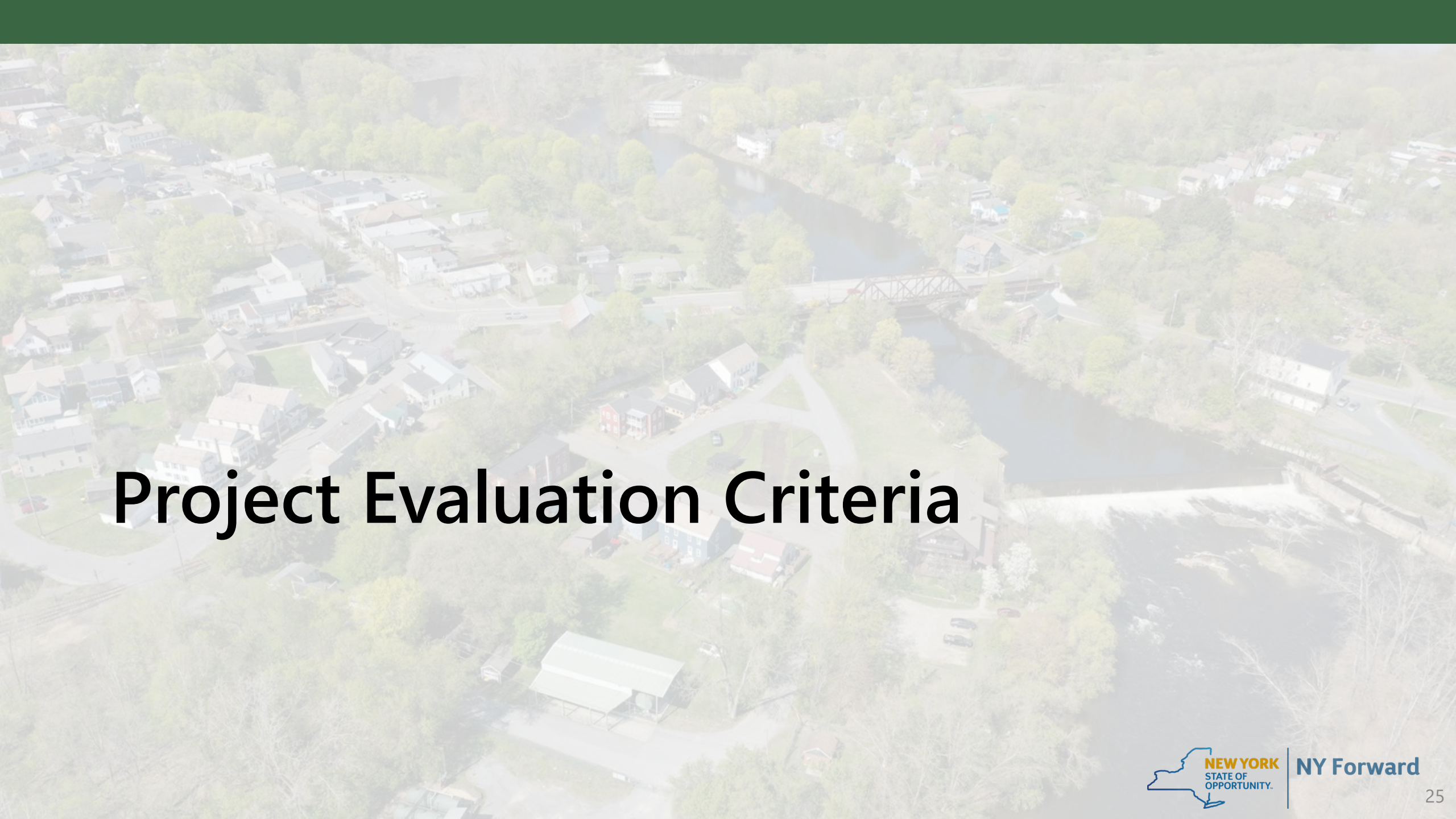
Keep customers downtown with a vibrant, active, and diverse public realm that invites lingering and wandering.



Promote mixed-use development that complements the scale and character of the surrounding neighborhood.

Continue supporting building owners in rehabilitating and updating their downtown facades.



An aerial photograph of a small town, likely in New York, featuring a river flowing through it. A bridge crosses the river in the center-right. The town is surrounded by dense green trees, and various residential and commercial buildings are visible. The text "Project Evaluation Criteria" is overlaid in large, bold, black font.

Project Evaluation Criteria

Evaluation Process

- A Project Evaluation Worksheet will be provided to LPC members
- Qualitative assessment method (ie, “High/Med/Low”) considering State and Local goals
- Consultant team will gather and aggregate
- Results will be reviewed at 4th LPC meeting
- Process repeated with updated information
- Final ballot will be provided at 5th LPC meeting



Main Street Bridge

Evaluation Criteria

High	Med	Low	Alignment with Greenwich NYF Goals
			Expand stock of diverse, affordable housing
			Enhance comfort, safety, and accessibility for pedestrians
			Improve quality of parks and public spaces for recreation and cultural activities
			Foster economic opportunity for small businesses
			Repair the urban fabric with infill development and façade rehabilitation
High	Med	Low	Alignment with State NYF Goals
			Create an active downtown with a strong sense of place.
			Attract new businesses that create a robust mix of shopping, entertainment and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
			Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
			Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
			Grow the local property tax base.
			Provide amenities that support and enhance downtown living and quality of life.
			Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.
High	Med	Low	Project Effectiveness
			Community support: The project has received support from community members through comments provided at public workshops, outreach events, and public meetings.
			Project readiness: The project is well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the NYF area.
			Catalytic effect: The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the NYF community.
			Co-benefits: The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, and/or result in improved buildings likely to create healthier, more comfortable and productive environments in which to live and work.
			Cost effectiveness: Investment of NYF funds in the project would represent an effective and efficient use of public resources.

Evaluation Criteria – Example Results

Tier 1		Project	Total Cost	NYF Request	Alignment CX goals	Alignment NYF goals	Project Effectiveness
A		Develop Affordable Artists' Housing Development at the Public Works Site	\$25,100,000	\$500,000	●	●	●
C		Improve Pedestrian Infrastructure Downtown	\$500,000	\$500,000	●	●	●
E		Transform 14 S. River St. Into Visitors Center and Museum	\$1,882,601	\$1,582,601	●	●	●
G		Create an Art, Food, and Music Venue at 1 Reed St.	\$97,000	\$78,160	●	●	●
H		Revitalize 5-7 Mansion St. for Mixed-Use	\$2,177,000	\$700,000	●	●	●
R		Restore Dolan Block for Mixed-Use Redevelopment	\$7,000,000	\$1,000,000	●	●	●
		TOTAL	\$36.76 M	\$4.36 M			
Tier 2							
B		Create a Downtown Branding and Marketing Campaign	\$250,000	\$250,000	●	●	●
D		Construct a Splash Park at the Riverside State Park	\$350,000	\$350,000	●	●	●
I		Install Equipment to Improve Cell Service in Downtown Coxsackie	\$300,000	\$240,000	●	●	●
L		Transform Mansion Street Townhouses into a Hotel	\$1,200,000	\$300,000	●	●	●
M		Rehabilitate 7 Ely St. for Hudson Valley Writers Residency	\$165,000	\$132,000	●	●	●
N		Transform 7 Ely into a Coffee Shop	\$56,672	\$45,338	●	●	●
Q		Build a River Street Artists Market Pavilion and Artist Housing at 26 Ely St	\$656,194	\$346,694	●	●	●
S		Renovate former Cummings Hotel for Mixed-Use Development	\$1,000,000	\$300,000	●	●	●
T		Expand the Heermance Memorial Library and Make it Accessible	\$1,699,000	\$1,700,000	●	●	●
		TOTAL	\$5.68 M	\$3.66 M			
Tier 3							
F		Make Improvements to the National Bank of Coxsackie Building	\$201,981	\$161,585	●	●	●
J		Restore the Historic Hubbell House	\$516,000	\$412,800	●	●	●
K		Build Three Duplexes on Riverside Ave.	\$1,800,000	\$300,000	●	●	●
O		Make Exterior Improvements to Babar's Vintage Guitars Building	\$92,757	\$75,514	●	●	●
P		Make Exterior Improvements to 10 Mansion St.	\$350,000	\$262,000	●	●	●
		TOTAL	\$2.96 M	\$1.21 M			

Submitted Projects

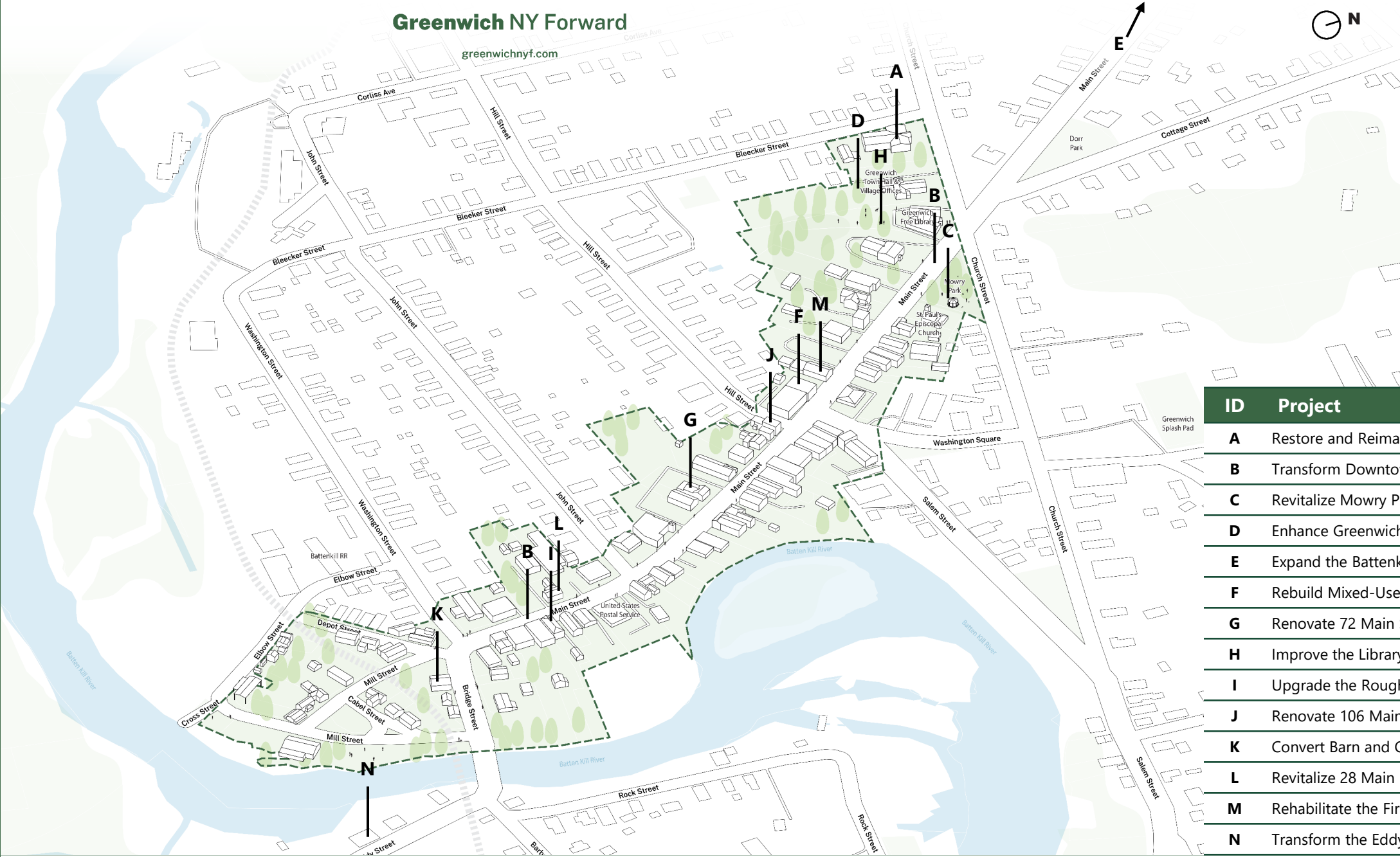
Overview

14 primary projects total,
from **13** distinct sponsors,
with **\$10.1 million** requested of NYF,
leveraging over **\$21.8 million** in total investment

- 4** public projects from **3** sponsors, total ask of **\$2.9 million**, of \$7.8 million (63% match)
- 5** non-profit projects from **5** sponsors, total ask of **\$5.6 million**, of \$11.1 million (50% match)
- 5** private projects from **5** sponsors, total ask of **\$1.6 million**, of \$3.0 million (47% match)

Greenwich NY Forward

greenwichnyf.com



ID	Project
A	Restore and Reimagine Village Hall
B	Transform Downtown Streetscape
C	Revitalize Mowry Park and Gazebo
D	Enhance Greenwich Commons Park
E	Expand the Battenkill YMCA Branch
F	Rebuild Mixed-Use Building at 126 Main St
G	Renovate 72 Main Street
H	Improve the Library's Backyard
I	Upgrade the Rough and Ready Museum
J	Renovate 106 Main St Exterior and Apartment
K	Convert Barn and Construct a Mixed-Use Building
L	Revitalize 28 Main Street
M	Rehabilitate the First National Bank of Greenwich
N	Transform the Eddy Plow Works Building

Submitted Projects

ID	Project	Sponsor	Estimated Total Project Cost	NYF Funding Request	% Match
A	Restore and Reimagine Village Hall	The Village of Greenwich	\$3,225,000	\$1,500,000	53%
B	Transform Downtown Streetscape	The Village of Greenwich	\$4,032,000	\$859,000	79%
C	Revitalize Mowry Park and Gazebo	The Village of Greenwich	\$286,000	\$286,000	0%
D	Enhance Greenwich Commons Park	The Town of Greenwich	\$210,000	\$210,000	0%
E	Expand the Battenkill YMCA Branch	Saratoga Regional YMCA / Allison D'Antonio	\$3,550,000	\$3,550,000	0%
F	Rebuild Mixed-Use Building at 126 Main St	Sustainable Communities, Inc	\$6,108,000	\$975,000	84%
G	Renovate 72 Main Street	Battenkill Community Services, Inc	\$894,000	\$550,000	38%
H	Improve the Library's Backyard	Greenwich Free Library / Sarah Murphy	\$361,000	\$361,000	0%
I	Upgrade the Rough and Ready Museum	Rough and Ready Engine and Hose Company No. 2	\$161,000	\$161,000	0%
J	Renovate 106 Main St Exterior and Apartment	Hill & Main 312 LLC	\$250,000	\$188,000	25%
K	Convert Barn and Construct a Mixed-Use Building	Jim Nulty	\$557,000	\$487,000	13%
L	Revitalize 28 Main Street	Peter R. Veale AIA, LLC	\$228,000	\$169,000	26%
M	Rehabilitate the First National Bank of Greenwich	Petteys Property LLC / Daniel Petteys	\$1,325,000	\$350,000	74%
N	Transform the Eddy Plow Works Building	S&J Country Properties LLC / Shane and Jocelyn Nolan	\$646,000	\$450,000	30%
Project Total			\$21,833,000	\$10,096,000	

* Project not located within current NYF boundary



Restore and Reimagine Village Hall

Sponsor The Village of Greenwich

Address 6 Academy Street

\$1.50M Total NYF funding request

\$3.23M Total project cost

53% Match percent

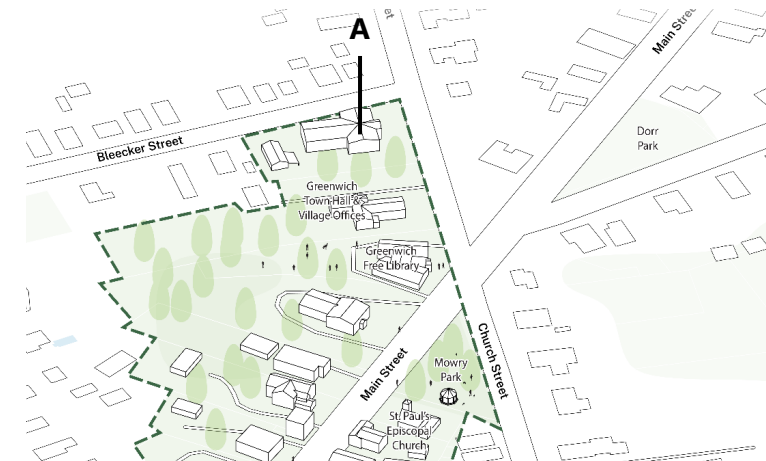


Current site condition

No Image Provided

Current site interior / Proposed improvements

Description: This project restores and reimagines the historic Village Hall at 6 Academy Street as a fully accessible, energy-efficient community center that preserves its civic functions while expanding public programming and engagement.





Transform Downtown Streetscape

Sponsor The Village of Greenwich

Address Main Street (Bridge Street to Academy Street)

\$859K **Total NYF funding request**

\$4.03M Total project cost

79% Match percent



Current site condition



Proposed street improvements

Description: This project will transform Main Street through streetscape improvements that enhance pedestrian and cyclist safety, accessibility, and aesthetics—while encouraging private investment and modernizing infrastructure by burying utility lines.





Revitalize Mowry Park and Gazebo

Sponsor The Village of Greenwich

Address Mowry Park

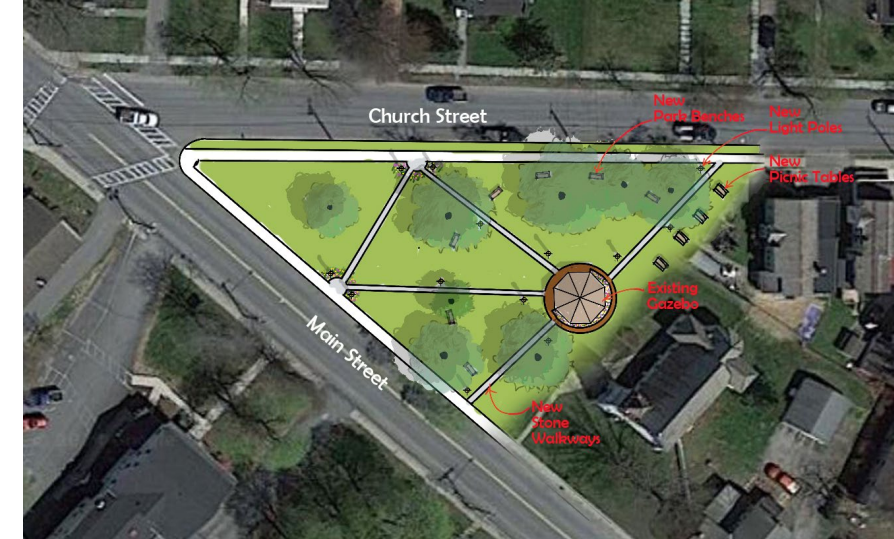
\$286K Total NYF funding request

\$286K Total project cost

0% Match percent



Current site condition



Proposed site plan

Description: This project revitalizes Mowry Park by upgrading its historic gazebo, enhancing lighting and seating, and adding landscaping and accessibility features to support recreation, cultural events, and community gatherings.





Enhance Greenwich Commons Park

Sponsor The Town of Greenwich

Address 2 Academy Street

\$210K Total NYF funding request

\$210K Total project cost

0% Match percent

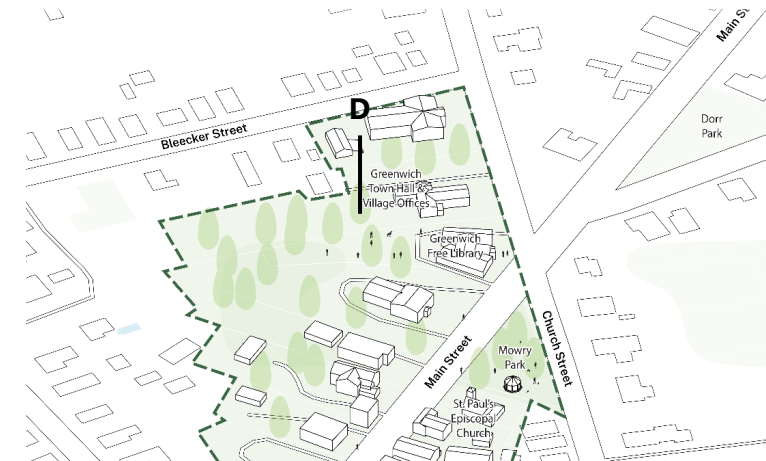


Current site condition marking proposed connections



Proposed picnic shelter example

Description: This project will enhance Greenwich Commons Park with a new picnic pavilion, ADA-compliant public restroom, and a safe, accessible walkway connecting key community spaces. These improvements will support recreation, cultural programming, and pedestrian connectivity for all residents.





Expand the Battenkill YMCA Branch

Sponsor Saratoga Regional YMCA

Address 184 Main Street

\$3.55M Total NYF funding request

\$3.55M Total project cost

0% Match percent

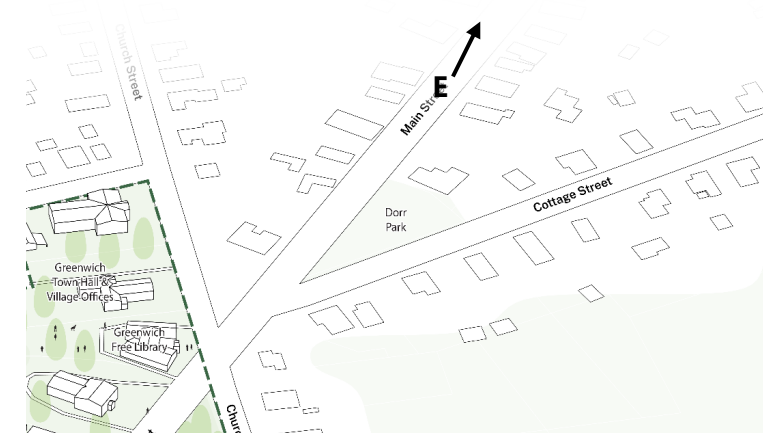


Current site condition

No Image Provided

Proposed site

Description: This project expands a community wellness facility by adding a 12,000-square-foot recreational space featuring a basketball court, exercise studios, and sustainability upgrades to enhance accessibility and long-term efficiency.





Rebuild Mixed-Use Building at 126 Main St

Sponsor Sustainable Communities, Inc

Address 126 Main Street

\$975K Total NYF funding request

\$6.11M Total project cost

25% Match percent

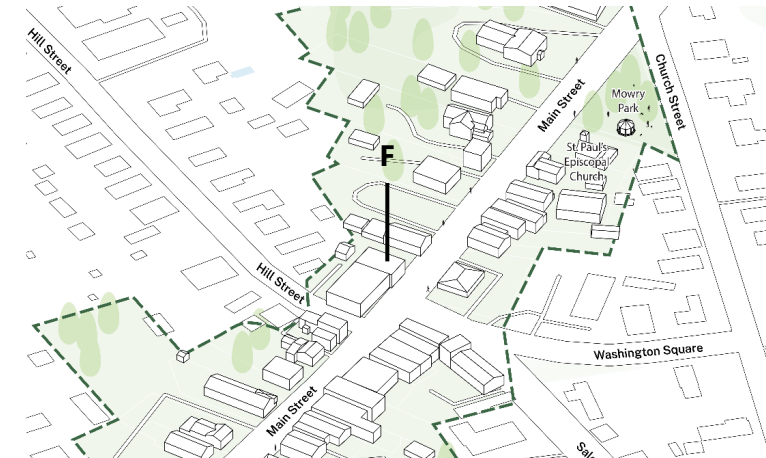


Current site condition



Site rendering

Description: This project will construct a 12,000-square-foot, mixed-use building at 126 Main, offering affordable housing and office space to strengthen downtown vitality. Designed with sustainability and accessibility in mind, it will provide supportive services and meet Enterprise Green Community standards.



Renovate 72 Main Street

Sponsor Battenkill Community Services, Inc

Address 72 Main Street

\$550K Total NYF funding request

\$894K Total project cost

38% Match percent

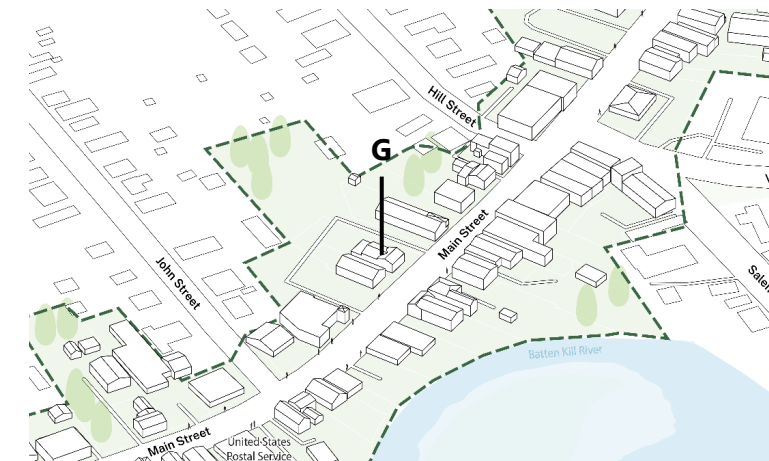
Description: This project transforms a mixed-use building at 72 Main Street by expanding residential capacity from three to six units—including ADA-compliant and supportive housing, while upgrading commercial space and modernizing infrastructure for accessibility and energy efficiency.



Current site condition



Site rendering





Improve the Library's Backyard

Sponsor Greenwich Free Library

Address 148 Main Street

\$361K Total NYF funding request

\$361K Total project cost

0% Match percent

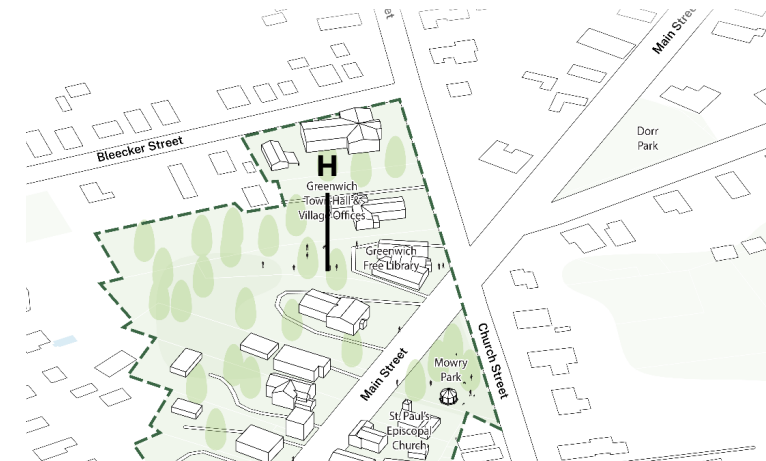


Current site condition



Proposed site plan

Description: This project will transform the Greenwich Free Library's backyard into a flexible outdoor space featuring a covered stage, seating, native landscaping, and improved pathways. It will support cultural and educational programming while enhancing public access and community engagement.



Upgrade the Rough and Ready Museum



Sponsor Rough and Ready Engine and Hose Company No. 2

Address 29 Main Street

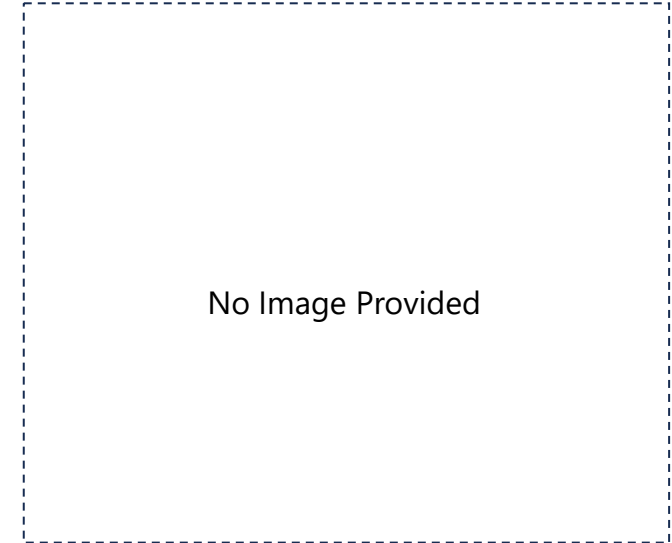
\$161K Total NYF funding request

\$161K Total project cost

0% Match percent



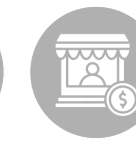
Current site condition



Proposed site plan

Description: This project aims to upgrade the historic Rough and Ready Engine and Hose Company No. 2 building to improve safety, accessibility, and year-round usability for community events and educational outreach. The renovations will preserve local fire service history while expanding public access to the museum and meeting spaces.





Renovate 106 Main Street Exterior and Apartment

Sponsor Hill & Main 312 LLC

Address 106 Main Street

\$188k **Total NYF funding request**

\$250k Total project cost

25% Match percent



Current site condition



Proposed site plan

Description: This project aims to improve the structural integrity, energy efficiency, fire safety, and usability of a multi-story building. The proposed work will include exterior improvements and the renovation of the third floor to create a one-bedroom apartment that meets code requirements.





Convert Barn and Construct a Mixed-Use Building

Sponsor Jim Nulty

Address 36 Bridge Street

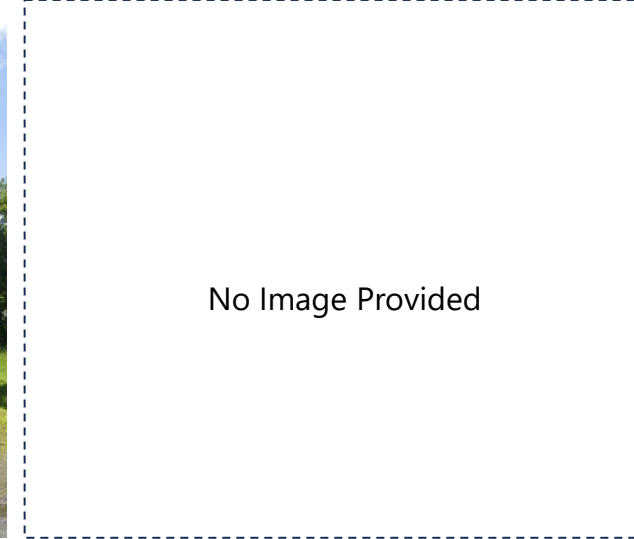
\$487K Total NYF funding request

\$557K Total project cost

13% Match percent



Current site condition



Proposed site plan

Description: This project will transform an existing barn at 36 Bridge Street into a functional auto repair shop for routine vehicle maintenance. It also will construct a new mixed-use building featuring two residential units on the upper floor and four commercial spaces on the ground level.



Revitalize 28 Main Street

Sponsor Peter R. Veale AIA, LLC

Address 28 Main Street

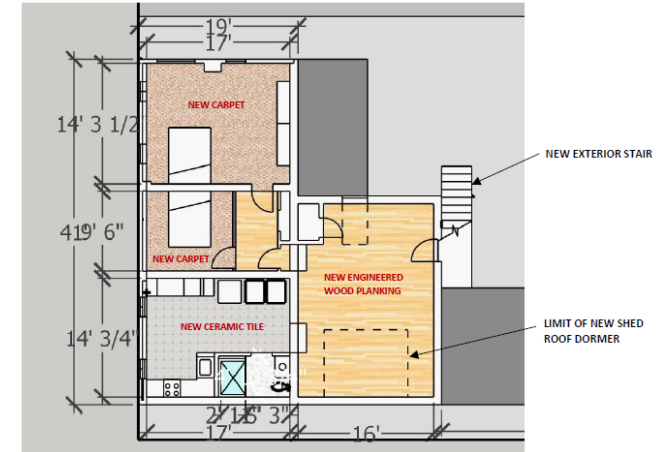
\$169K Total NYF funding request

\$228K Total project cost

26% Match percent



Current site condition



Proposed site plan

Description: This project will upgrade 28 Main Street with a new septic system and second-floor renovations to create a code-compliant rental apartment. Additional improvements include ADA access to the ground-floor commercial space, energy-efficient heating and cooling, and a nomination for the National Register of Historic Places.





Rehabilitate the First National Bank of Greenwich

Sponsor Petteys Property, LLC

Address 132 Main Street

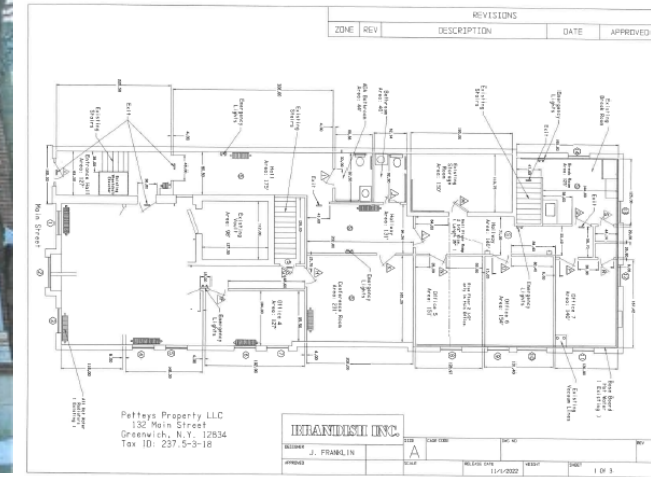
\$350K Total NYF funding request

\$1.33M Total project cost

25% Match percent

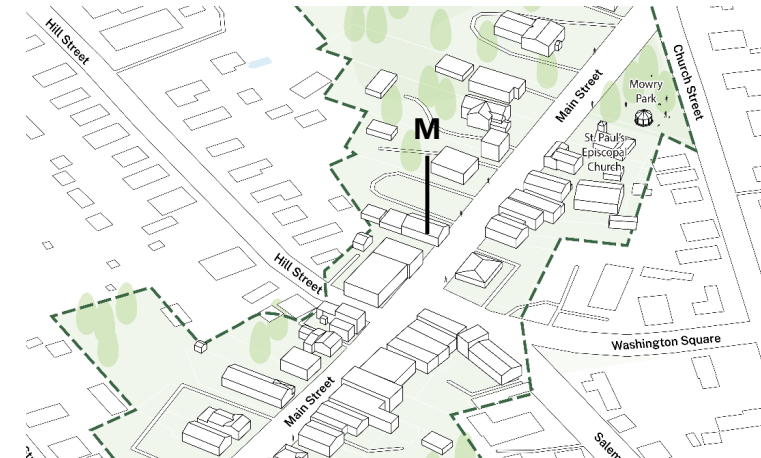


Current site condition



Proposed site plan

Description: This project will complete the rehabilitation of 132 Main Street into a multi-purpose building featuring community gathering areas and commercial office space, while preserving its historic character and incorporating sustainable upgrades. A new parking lot will also be constructed to support local events and provide parking for nearby residences.





Transform the Eddy Plow Works Building

Sponsor S&J Country Properties LLC

Address 25 Eddy Street

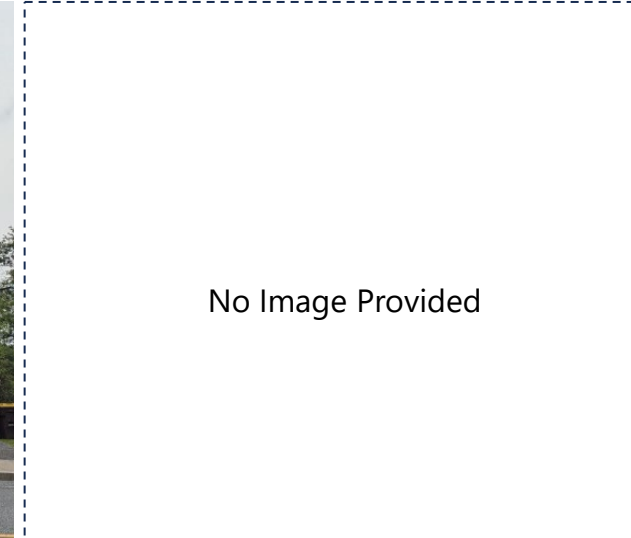
\$450K **Total NYF funding request**

\$646K Total project cost

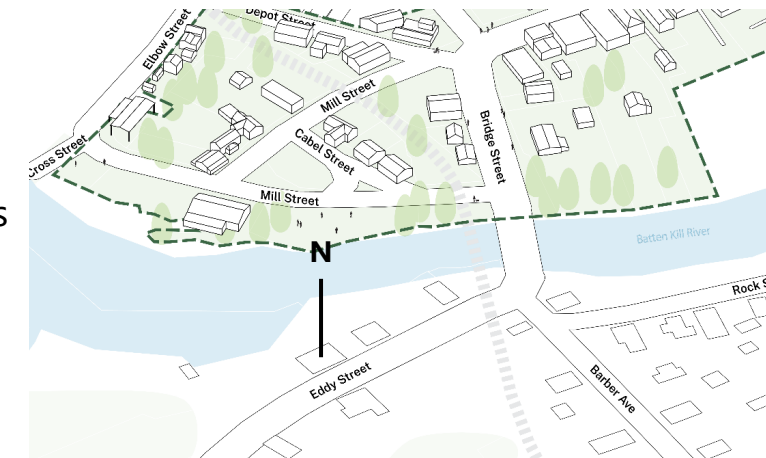
30% Match percent



Current site condition



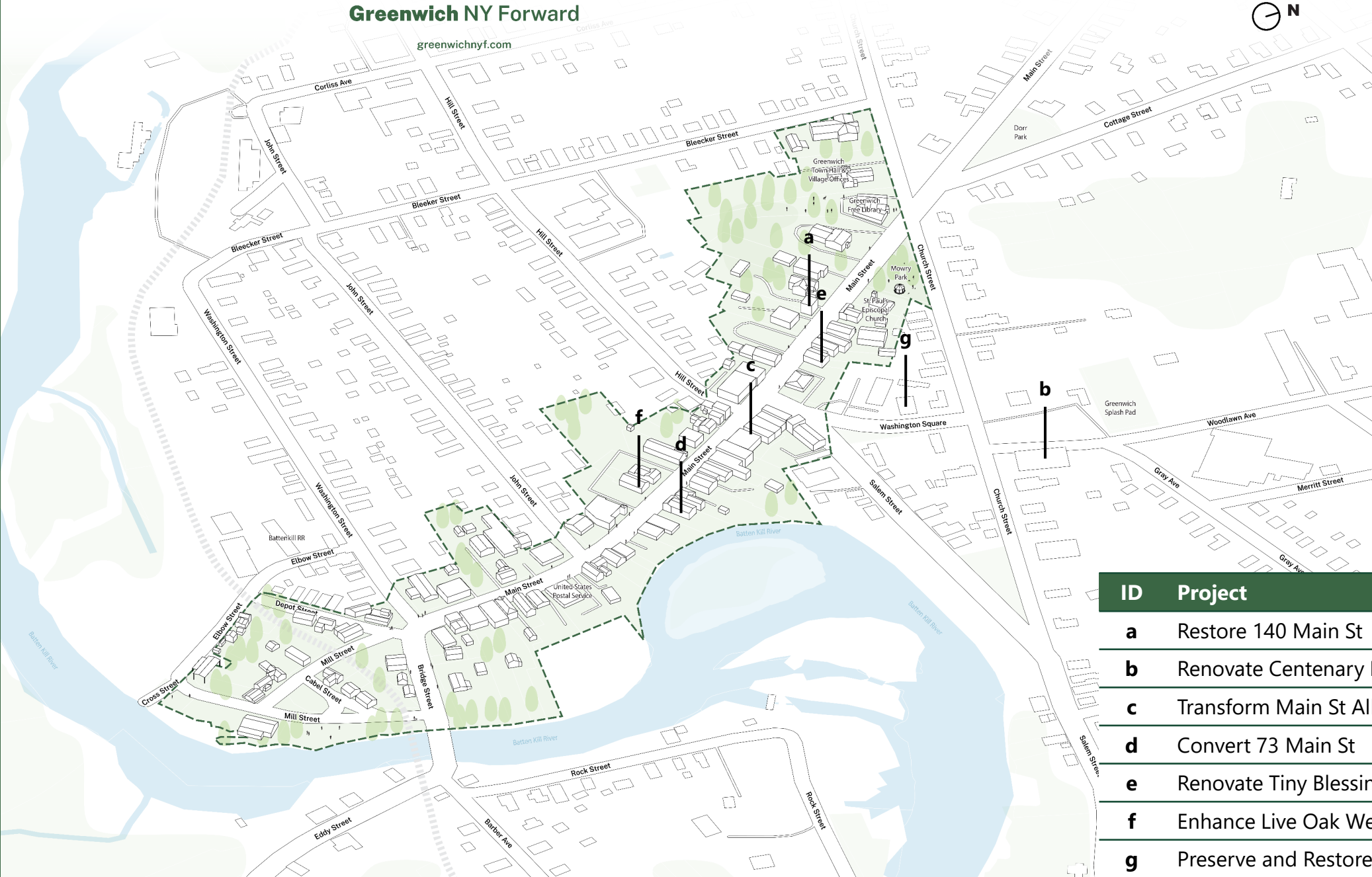
Proposed site plan



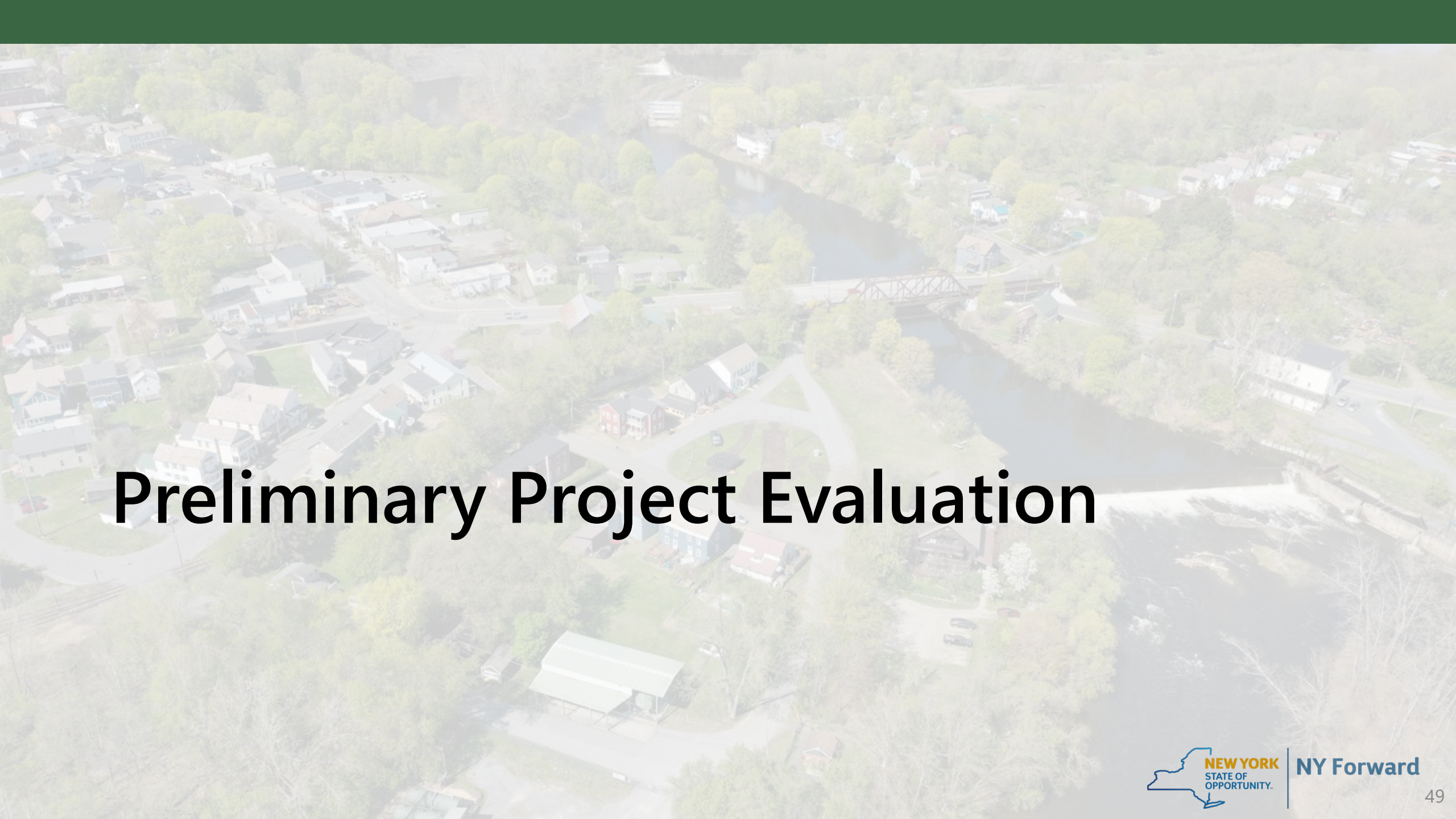
Description: This project will revitalize the historic Eddy Plow Works building by transforming the ground floor into leasable commercial space, expanding residential capacity with two new apartment units, and restoring key architectural features to preserve its heritage. Improvements will include interior renovations, upgraded infrastructure, expanded parking, and enhanced safety and accessibility throughout the site.

Small Project Interest Letters – all received

ID	Project Title	Short Description	Sponsor	Estimated Total Project Cost	NYF Funding Request	Match %
a	Restore 140 Main St	Restore the building's historic exterior, upgrade utilities, and rehab the upper story to create rental units.	Caleb Short	\$100,000	\$94,000	6%
b	Renovate Centenary Methodist	Improve accessibility, safety, and functionality by renovating bathrooms, installing a wheelchair lift, enhancing lighting, and updating the exterior.	Christie J Mihill	\$72,000	\$72,000	0%
c	Transform Main St Alley	Transform a neglected alleyway into a vibrant, flood-resilient green space enhancing downtown aesthetics, environmental sustainability, and public engagement.	Rulyn D. Graves	\$95,000	\$71,000	25%
d	Convert 73 Main St	Convert a two-floor apartment into two separate units, including the creation of a fully accessible first-floor handicap apartment with a bathroom and kitchen.	David C. Klingebiel	\$75,000	\$56,000	25%
e	Renovate Tiny Blessings	Establish a licensed childcare center offering accessible, high-quality care, with ADA-compliant upgrades to support early childhood development.	Ray Sans	\$70,000	\$53,000	24%
f	Enhance Live Oak Wellness	Exterior and interior upgrades to enhance curb appeal, functionality, and contribute to the broader revitalization of the NYF area.	Lean M. Meredith	\$60,000	\$45,000	25%
g	Preserve and Restore Washington Sq	Preserve the building's historic architecture while improving energy efficiency and structural integrity.	Michelle DeGarmo	\$39,000	\$29,000	26%
Small Project Total				\$511,000	\$420,000	



ID	Project
a	Restore 140 Main St
b	Renovate Centenary Methodist
c	Transform Main St Alley
d	Convert 73 Main St
e	Renovate Tiny Blessings
f	Enhance Live Oak Wellness
g	Preserve and Restore Washington Sq

An aerial photograph of a town, likely in New York, showing a river flowing through it. A bridge crosses the river in the center. The town is surrounded by green trees and has several buildings, including houses and a larger structure with a green roof in the foreground. The text "Preliminary Project Evaluation" is overlaid in large, bold, black letters.

Preliminary Project Evaluation

Projects Outside NYF Boundary



ID	Project
E	Expand the Battenkill YMCA Branch
N	Transform the Eddy Plow Works Building
SPF	
b	Renovate Centenary Methodist
g	Preserve and Restore Washington Sq

Any Projects to be removed?

Reasons for removal at this point:

- **Projects not eligible for NYF funding**

- standalone planning
- O&M
- pre-award costs
- property acquisitions

- **Projects not meeting NYF requirements**

- location outside of NYF boundary
- clearly unable to break ground within 2 years
- lacking transformative size and scale ← potential inclusion in Small Projects Fund
- Sponsor lacking legal authority to undertake Project

Additional information?

Reasons for needing additional information:

- **Cost estimate lacking detail or accuracy**
- **Description lacking detail or supporting visualization**
- **Sponsor capacity to execute not sufficiently documented**
- **Project readiness and timeframe not sufficiently documented**
- **Other...**

Evaluation Criteria

High	Med	Low	Alignment with Greenwich NYF Goals
			Expand stock of diverse, affordable housing
			Enhance comfort, safety, and accessibility for pedestrians
			Improve quality of parks and public spaces for recreation and cultural activities
			Foster economic opportunity for small businesses
			Repair the urban fabric with infill development and façade rehabilitation
High	Med	Low	Alignment with State NYF Goals
			Create an active downtown with a strong sense of place.
			Attract new businesses that create a robust mix of shopping, entertainment and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
			Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
			Build a diverse population, with residents and workers supported by complementary diverse housing and employment opportunities.
			Grow the local property tax base.
			Provide amenities that support and enhance downtown living and quality of life.
			Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts.
High	Med	Low	Project Effectiveness
			Community support: The project has received support from community members through comments provided at public workshops, outreach events, and public meetings.
			Project readiness: The project is well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the NYF area.
			Catalytic effect: The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the NYF community.
			Co-benefits: The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, and/or result in improved buildings likely to create healthier, more comfortable and productive environments in which to live and work.
			Cost effectiveness: Investment of NYF funds in the project would represent an effective and efficient use of public resources.

An aerial photograph of a small town, likely in New York, featuring a river flowing through it. A bridge crosses the river, and the town is surrounded by lush green trees. The image is slightly faded to serve as a background for the text.

Local Planning Committee Q&A

An aerial photograph of a town, likely in New York, showing a river flowing through it. A bridge crosses the river in the center. The town is surrounded by green trees and has several houses and buildings. The image is slightly faded to make the text stand out.

Public Comment

please submit comments to
GreenwichNYF@gmail.com

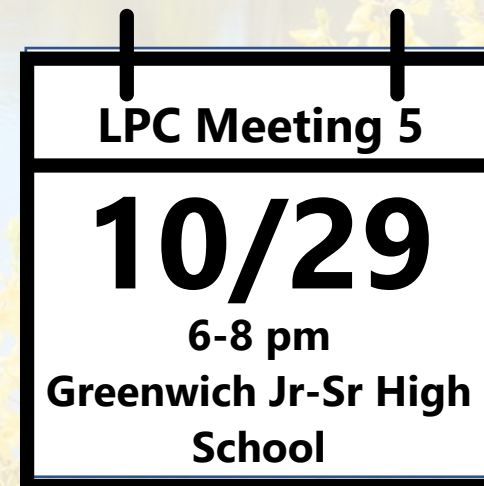
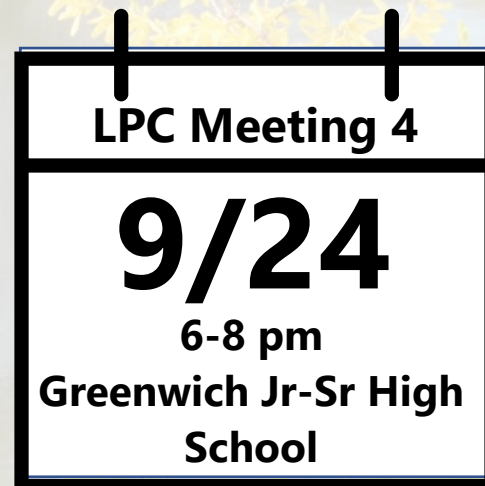
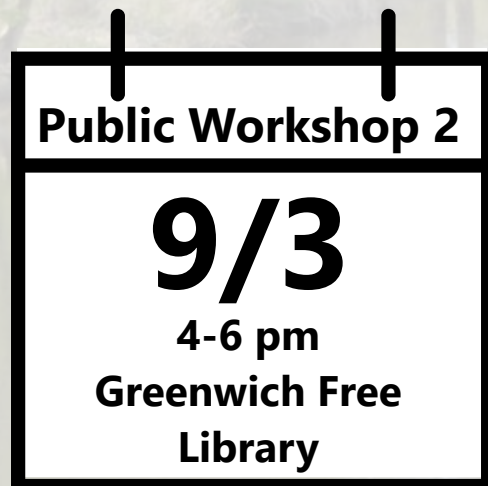
An aerial photograph of a town, likely in New York, featuring a river, a bridge, and various residential and commercial buildings. The image is slightly faded to serve as a background for the text.

Closing Remarks

Mayor Amanda Hurley

Next steps

- ✓ Follow-up with Project Sponsors for needed information
- ✓ Work with Project Sponsors to develop proposals further
- ✓ Begin preparing for Public Workshop 2 and LPC Meeting 4
- ✓ **LPC Members to submit Project Evaluation Worksheets by Sep 15**





Thank you!