

NY Forward - Capital Region Greenwich

Local Planning Committee (LPC)

Meeting #5

October 29, 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
- There will be 10-15 minutes of the meeting reserved for public comment.

How to get involved:

- We want to hear from you!
- Visit the Greenwich NYF website to send comments: www.GreenwichNYF.com



Agenda

- Code of Conduct
- Updates: Planning Process
- Community Engagement Summary
- Submitted Projects – Updates & Amendments
- Public Comment
- Final Vote on Slate of Projects
- Next Steps



Village Hall

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.

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.

*Conflicts of interest currently on file are listed to the right. **Do any LPC members need to make any additional disclosures to the Committee at this time?***

Name	Organization	Project	
Jennes Bivona-Lava	Battenkill YMCA	E	Expand the Battenkill YMCA Branch to Increase Program Offerings
John Paris	Rough and Ready Museum	I	Upgrade the Rough and Ready Museum to Accommodate Year-Round Accessible Use
Sarah Murphy	BCS Board of Directors	G	Expand Supportive Housing and Accessibility at 72 Main Street
	Greenwich Free Library	H	Improve the Backyard Space for Performances at the Greenwich Free Library
Emily Crawford	Greenwich Youth Center	A	Restore and Reimagine Village Hall
		D	Enhance Greenwich Commons Park to Support Community Events and Pedestrian Connectivity

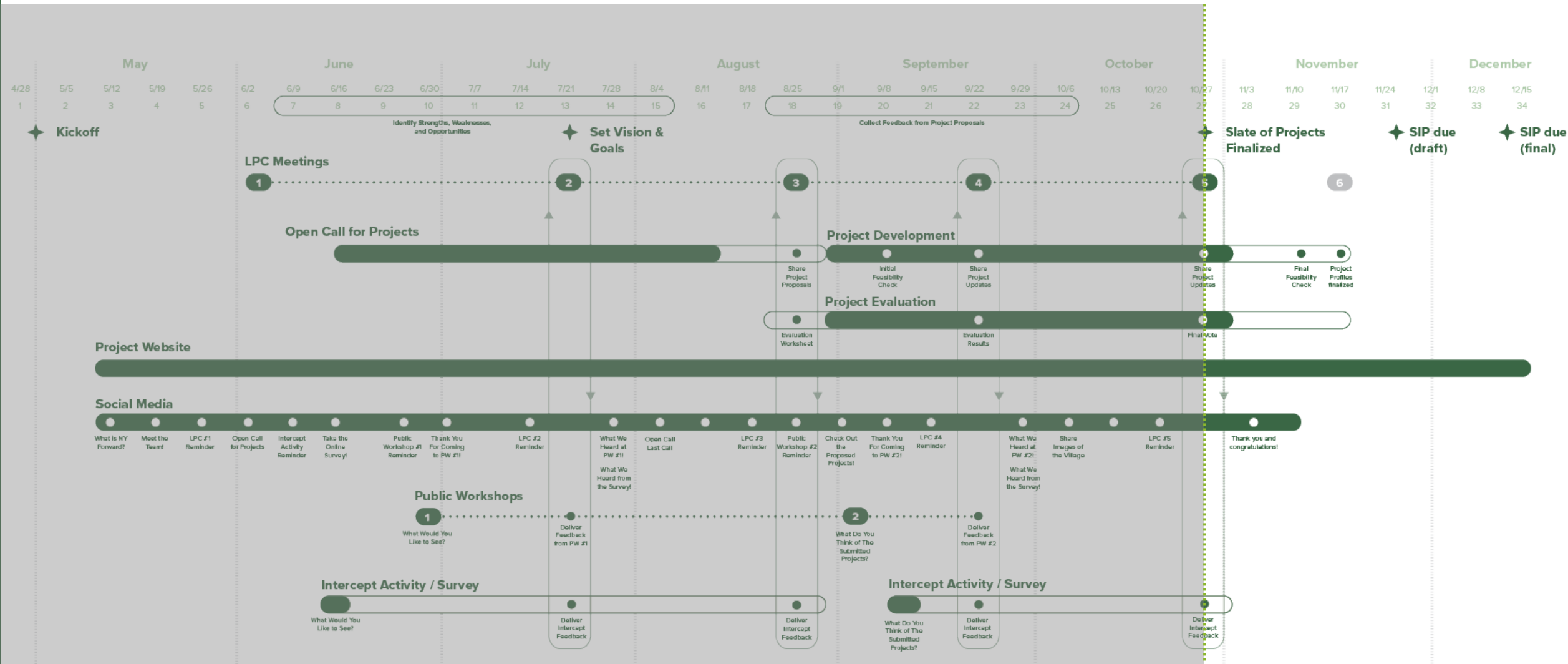


Opening Remarks

Mayor Amanda Hurley

Updates: Planning Process

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 session
- ✓ **Jul 23** **LPC Meeting #2**
- ✓ Aug 6 Open Call for Projects closed
- ✓ **Aug 27** **LPC Meeting #3**
- ✓ Aug 29 – Sep 5 Feedback conversations with Project Sponsors
- ✓ **Sep 3** **Public Workshop #2**
- ✓ **Sep 24** **LPC Meeting #4**
- ✓ Sep 18-25 Feedback conversations with Project Sponsors
- ✓ Oct 20 Final Project updates due
- ✓ **Oct 29** **LPC Meeting #5 – IN PROGRESS**

What's on the horizon?

☐ Nov 18

LPC Meeting #6 (if needed)

☐ Nov 26

Draft **Strategic Investment Plan** due

☐ Dec 12

Final **Strategic Investment Plan** due

Community Engagement Summary

Engagement by the numbers

- **2** public workshops
- **2** intercept activities
- **2** public surveys
- **93** mailing list sign-ups
- **123** survey responses
- **671** website visitors
- **1,165** comments collected



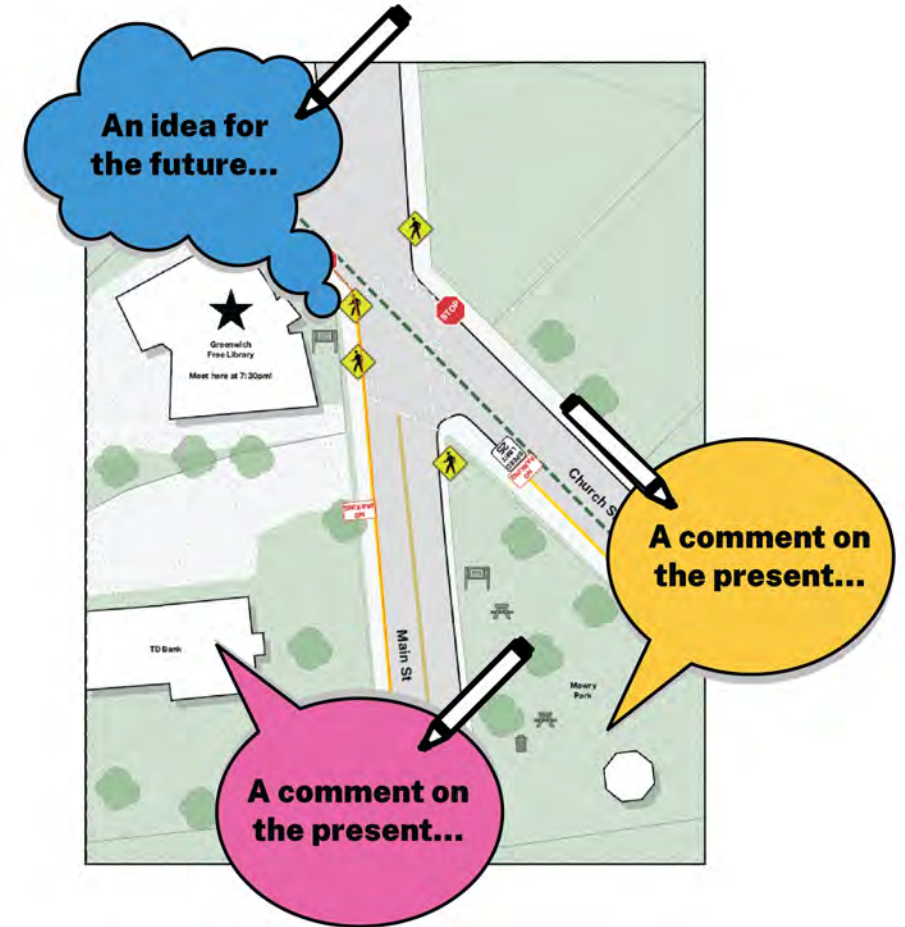
NY Forward display in the Greenwich Hardware window

Public Workshop #1

- **Goal**
 - Solicit input for the **downtown vision and goals**
- **Method**
 - **Walking tour** with three groups
 1. Historic Preservation & Housing
 2. Walkability, Bikeability, & Open Space
 3. Economic Development
 - **Online survey**
- **Elements**
 - **Map of Greenwich NY Forward boundary** with write-in comment and idea bubbles
 - Portable **walking tour maps** for participants to record feedback
 - **Local experts** to provide insight into each group's theme

Share your vision and goals for downtown Greenwich!

Add your **comments on the present**  and **ideas for the future**  on the provided shapes and place them over the walking tour map.



Public Workshop #1



Public Workshop #1

- **Vision and Goals Walking Tour**

- ~30 participants
- 233 comments

- **Vision and Goals Online Survey**

- 90 responses
- 434 comments

- **What we heard:**

- Improve the **pedestrian infrastructure** through streetscape projects, including **ADA accessibility**
- 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 the village to activate the downtown



Intersection at Main St and Washington

Public Workshop #2

- **Goal**
 - Collect public feedback for the **proposed projects**
- **Method**
 - **Walking tour** with two groups
 - **Online Project Review Survey**
- **Elements**
 - **Map of the Greenwich NY Forward boundary** with project locations
 - **Brochures** with descriptions of each project and space for participants to record their feedback



Map of Greenwich NY Forward boundary area

Public Workshop #2



Public Workshop #2

- **Projects Walking Tour**
 - ~27 participants
 - 162 comments
- **Online Project Review Survey**
 - 31 responses
 - 431 comments
- **What we heard:**
 - Spread the wealth, fund **many projects** as opposed to a few big ones
 - **Restore** what's great about downtown
 - Create more **affordable housing**
 - Coordinate the public projects to increase their impact and minimize **redundancy** (Greenwich Commons, Library, and Mowry Park)



Project sign at Village Hall

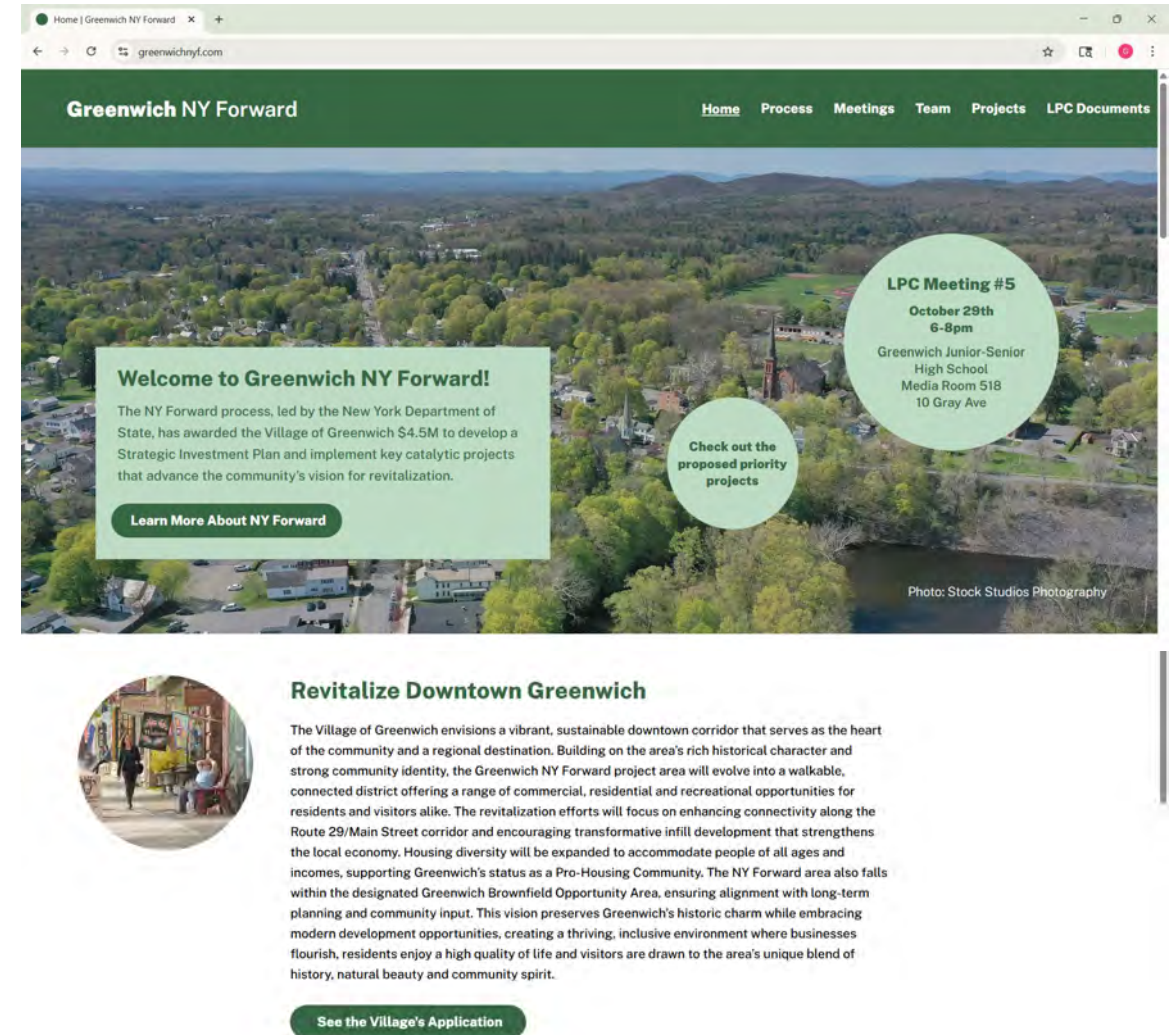
Intercept Activities

- 6/14- Tabling at Union Village Fest
- 9/22- Tabling at Music at the Library
- **What we heard:**
 - Enhance existing **trails** and trail access
 - Create more opportunities for waterfront **recreation**
 - Repair the **streets** and **sidewalks**
 - Renovate the Youth Center to include a larger space for a **community resource center**



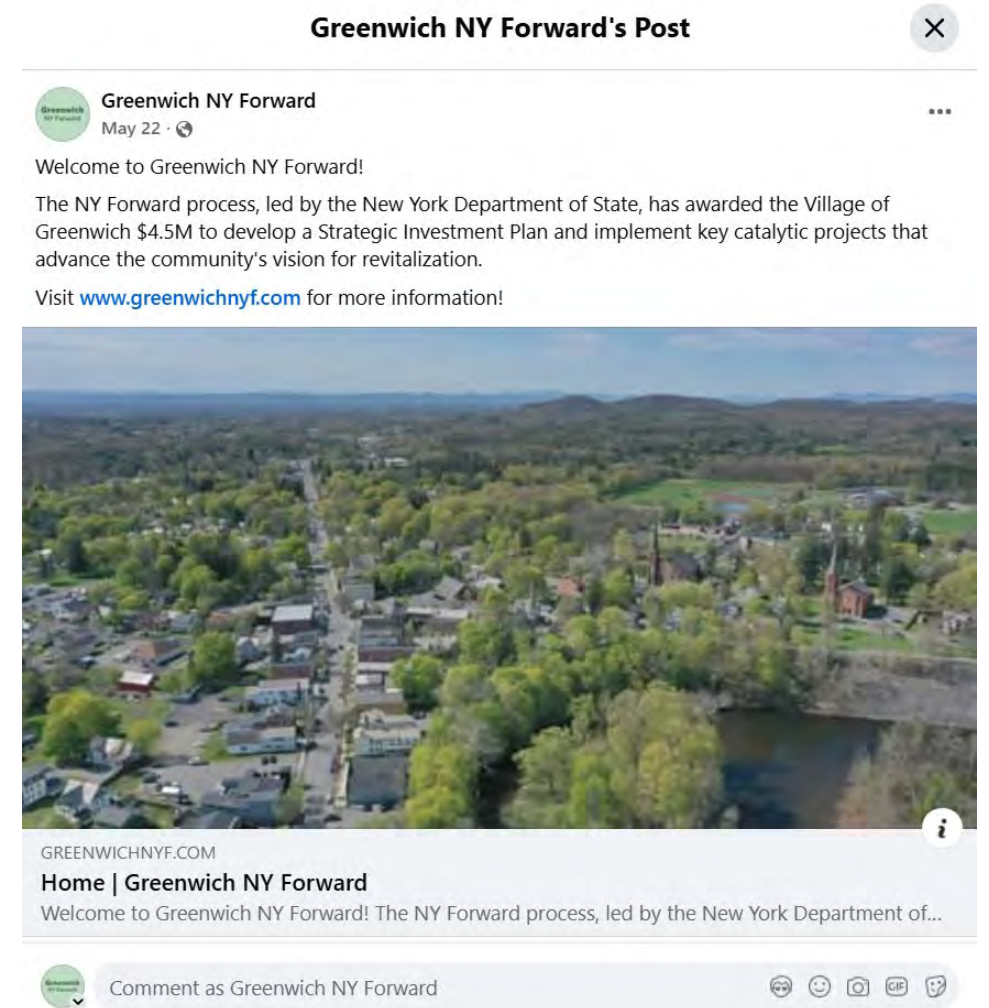
Website

- GreenwichNYF.com
- **1,122** site sessions
- **671** unique visitors
- Easy access to information on how to get involved, how to submit to the open call, and how to view and evaluate the proposed projects



Facebook

- **34 followers**
- **54 comments** on posts about Greenwich NY Forward
- Posts in Greenwich NY Community Page and Greenwich Public Forum
- Events for each LPC meeting and Public Workshop

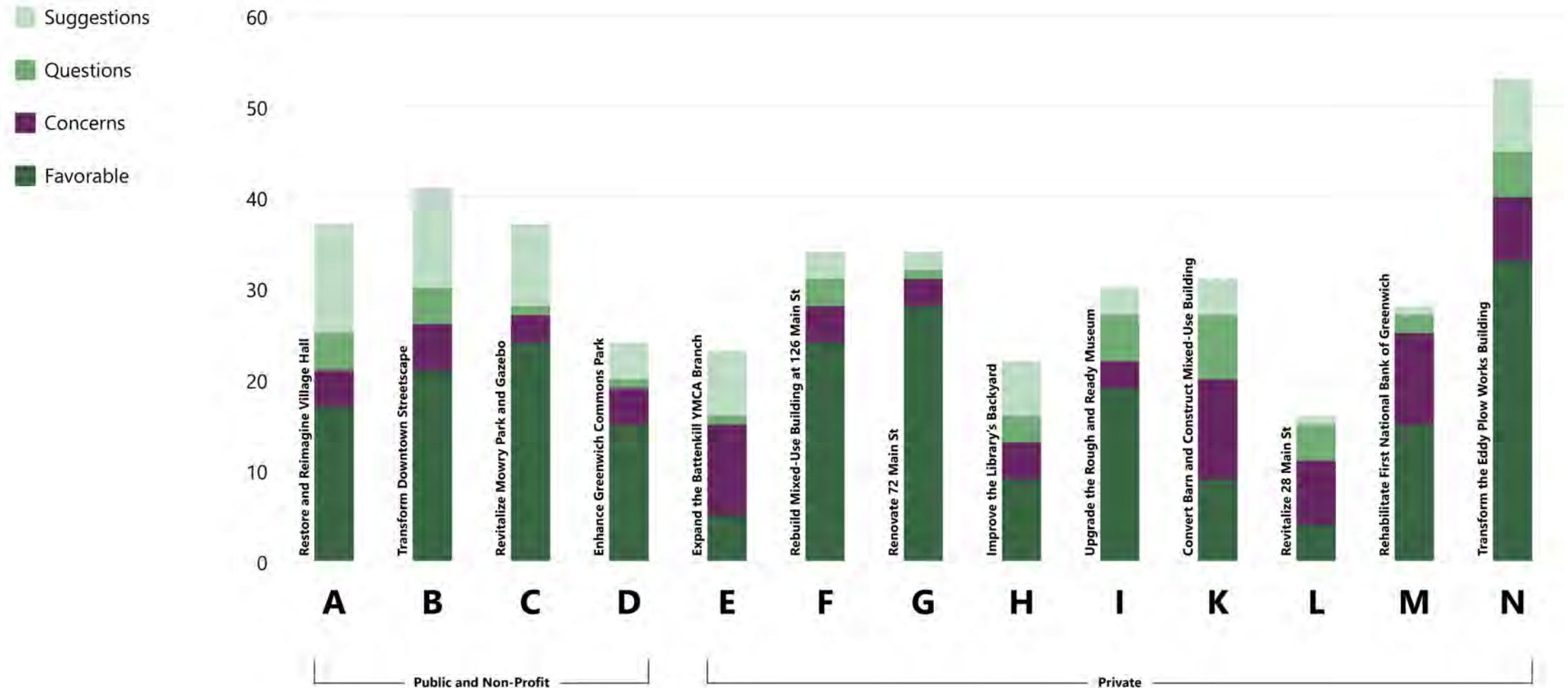


Sign Campaign

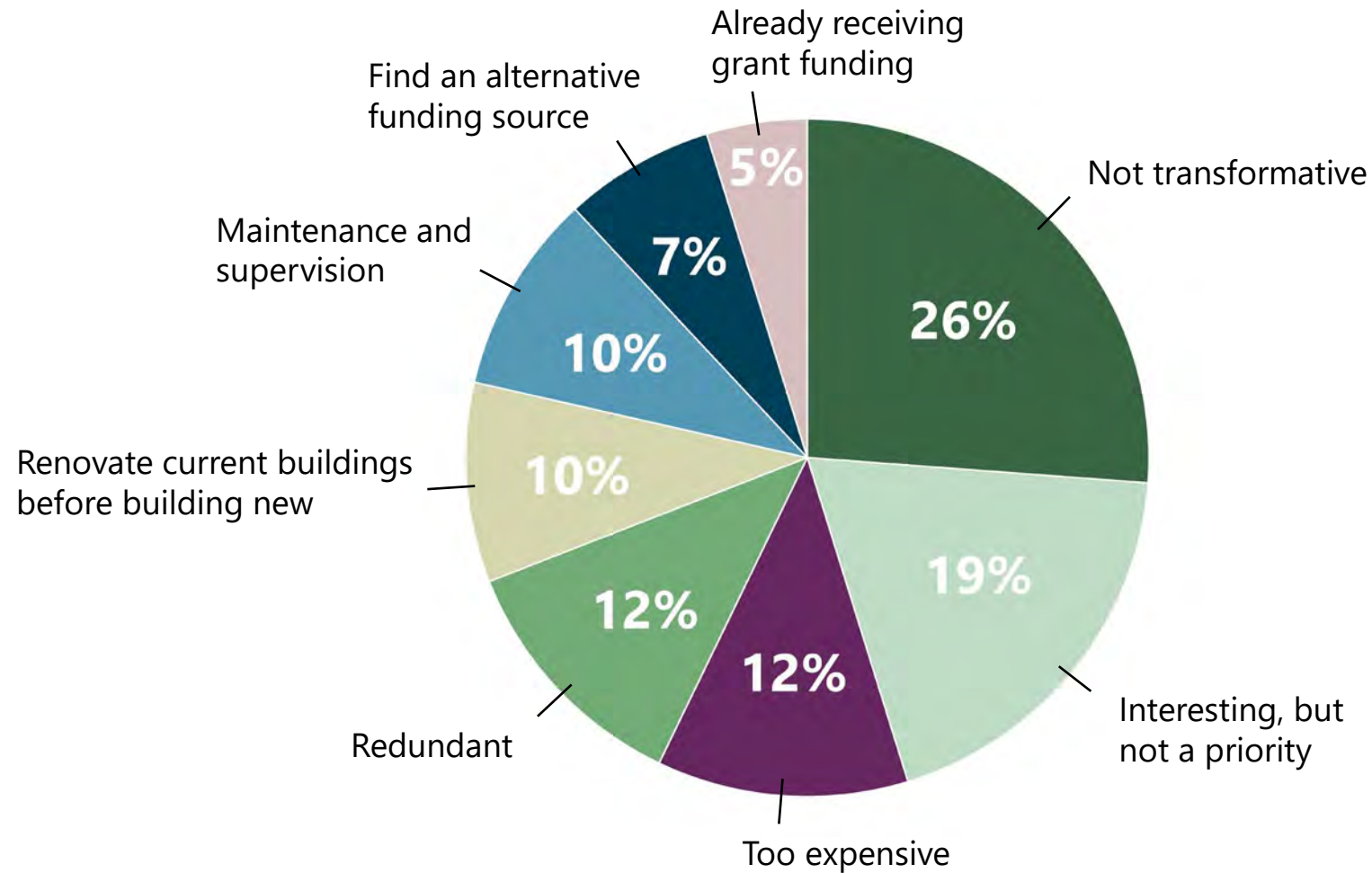
- **15 signs** around the NY Forward boundary area to highlight the proposed projects



Final Summary of Project Feedback



Breakdown of Concerns



Submitted Projects



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.



Above: Current site

Changes / Updates:

- Consultant-provided renderings of NYF-funded “Phase I”

Benefits:

- Restores the historic Village Hall original building, while providing an accessible entry, circulation, and bathrooms
- Contributes to a comprehensive pedestrian connectivity network across municipal properties along Church/Academy Streets
- With additional funding (ie BRICKS), a large new community space can be provided for the Village, per the Task Force report findings

Challenges / Risks:

- Designing the restoration and addition to satisfy historic requirements and community goals while staying within the NYF budget.
- Securing the full project funding to be able to achieve full re-build of 1872 structure.

Potential design approaches to “phase I” structure:

(includes accessible entry, circulation, and bathrooms)





Main Street (Route 29)

New Sidewalk

Academy Street

Vehicle Entrance and Exit on Academy St.

Improved Crossing

Church Street

New Park Benches

Planting Beds

Preserve Village Hall

Permeable Paving

Greenwich Village Hall

Greenwich Town Hall

Greenwich Free Library

New Stone Walkways

New Picnic Tables

Temporary Plaza with Play Mound

Pedestrian Connection to Main St.

Main Street (Route 29)

Mowry Park

St. Paul's Episcopal Church

Bleeker Street

Connection to Bleeker St.

Expanded Parking Lot

TD Bank

Widened Sidewalk

Street Parking

Picnic Pavilion with Public Restrooms

Flexible Learning Area with a Pollinator Garden

Public Walking Loop

Performance Area with a Covered Stage

Main Street (Route 29)

B

Transform the Downtown Streetscape with Multi-Modal and Accessibility Improvements



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 the Downtown Streetscape with Multi-Modal and Accessibility Improvements



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.



Above: Proposed rendering



Above: Existing sidewalk condition

Changes / Updates:

- Consultant-provided rendering updated.

Benefits:

- Enhance safety, accessibility, and comfort for pedestrians downtown.
- Encourages visitors to stay longer, helping to support businesses.

Challenges / Risks:

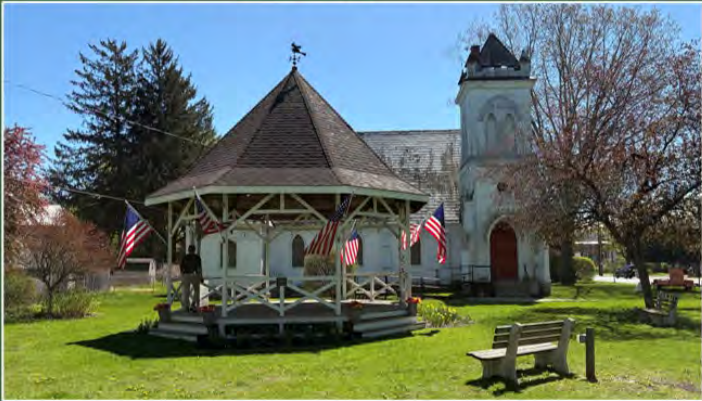
- Scope of the project is very broad, with multiple funding sources, and coordination between multiple entities required.







Revitalize Mowry Park and Gazebo to Expand Event Programming



Project Location:
Mowry Park

Project Type:
Public Improvement

Project Sponsor:
Village of Greenwich

Property Ownership:
Village of Greenwich

Funding Estimate:
\$275,000
Total Project Cost
\$248,000
Total NYF Funds Requested
10%
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 to Expand Event Programming



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.



Above: Proposed rendering



Above: Current site

Changes / Updates:

- Sponsor obtained additional vendor/contractor quotes.
- NYF request reduced to \$248k (*previously \$285k*)
- Updated project budget:

Gazebo renovation	\$136,000
Elec/Lighting/Sound	\$30,000
Landscape/Benches	\$87,000
Clock	\$22,000
TOTAL	\$275,000

previously \$285,000

Benefits:

- Better serves the public events and programming that Mowry Park hosts.
- Beautifies a prominent gateway into the Village downtown.
- Enhances the adjacent work to the streetscape and sidewalks.
- *This project received three Letters of Support.*

Challenges / Risks:

- Nothing in particular.



D

Enhance Greenwich Commons Park to Support Community Events and Pedestrian Connectivity



Project Location:
2 Academy Street

Project Type:
Public Improvement

Project Sponsor:
Town of Greenwich

Property Ownership:
Town of Greenwich

Funding Estimate:
\$230,000
Total Project Cost
\$230,000
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 to Support Community Events and Pedestrian Connectivity



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.



Above: Proposed rendering



Above: Current site

Changes / Updates:

- Consultant-provided rendering updated.

Benefits:

- Provides permanent sheltered location for youth group programming.
- Provides safe public restrooms to serve the area's public spaces.
- Contributes to area-wide pedestrian connectivity.
- *This project received three Letters of Support.*

Challenges / Risks:

- Nothing in particular.



E

Expand the Battenkill YMCA Branch to Increase Program Offerings



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
\$1,000,000
Total NYF Funds Requested
72%
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 to Increase Program Offerings



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.

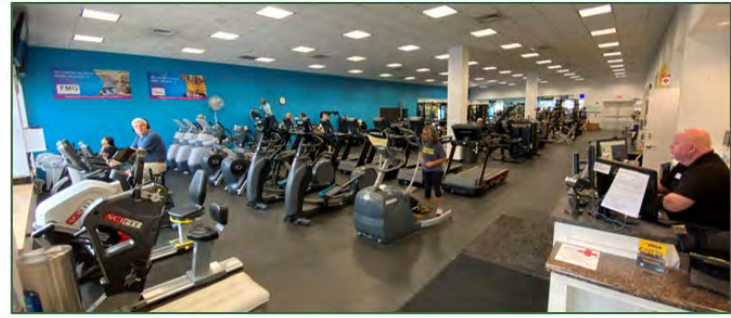
Project Category
New Development

Project Size
Extra Large

NYF Funds Requested
\$1,000,000



Above: Proposed rendering



Above: Current interior

Changes / Updates:

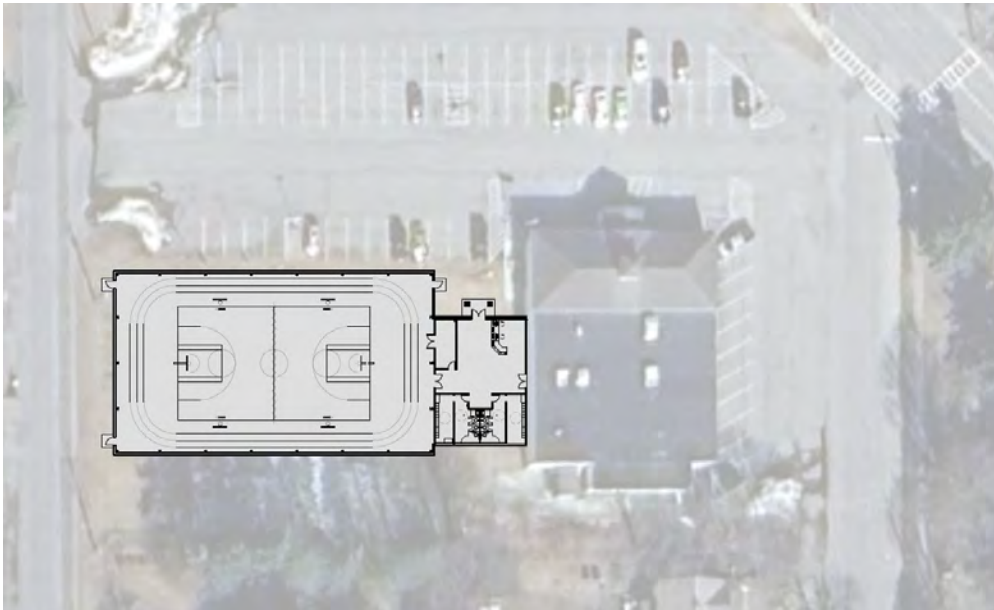
- NYF funding request reduced to \$1M (*previously \$3.55m*).
- Sponsor committed to applying for NY BRICKS in the 2026 funding cycle and launching a capital campaign to secure remaining funding.
- Sponsor provided site plan:

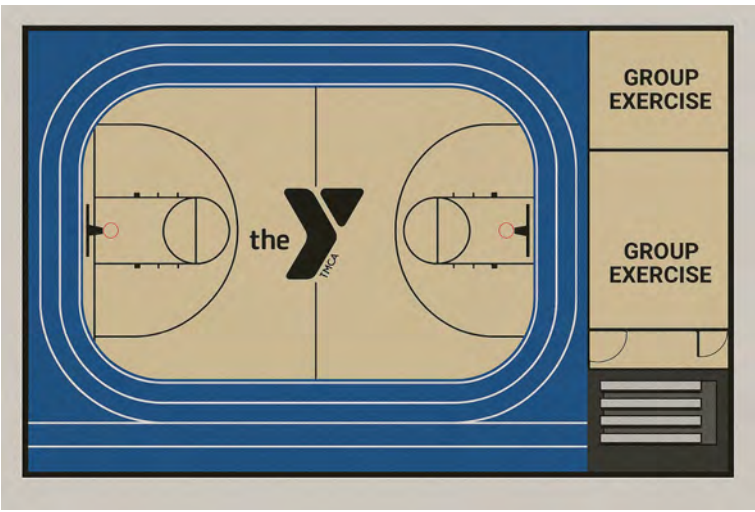
Benefits:

- Upgrade of existing building and addition of indoor basketball court/running track would allow the YMCA to provide a full suite of programming services for Greenwich residents, particularly youth.

Challenges / Risks:

- Securing the remaining funding.
- Project location is a bit removed (1/4 mile) from the walkable commercial core.





F

Reconstruct the Mixed-Use Building at 126 Main Street



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.



Reconstruct the Mixed-Use Building at 126 Main Street



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



Project Size



NYF Funds Requested



Above: Proposed elevation



Above: Current site

Changes / Updates:

- None.

Benefits:

- Major addition to the Village housing stock with new, affordable units.
- Repairs a scar in the urban fabric caused by recent fire.
- Contributes to vitality and character of downtown commercial corridor.
- Leverages funds from multiple sources – only requesting 16% from NYF.

Challenges / Risks:

- Diversity of funding sources – challenge to manage.



126 Main Street



Expand Supportive Housing and Accessibility at 72 Main Street



Project Location:
72 Main Street

Project Type:
Renovation

Project Sponsor:
Battenkill Community Services, Inc.

Property Ownership:
Battenkill Community Services, Inc.

Funding Estimate:
\$900,000
Total Project Cost
\$550,000
Total NYF Funds Requested
39%
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.



Expand Supportive Housing and Accessibility at 72 Main Street

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

Changes / Updates:

- Project budget rounded up to \$900k (*previously \$894k*).

Benefits:

- Provides additional housing capacity onsite to allow BCS to serve a greater population of individuals with special needs.
- Improves pedestrian flow around the site, and upgrades accessibility into and around the building.

Challenges / Risks:

- Coordination with adjacent property owners as regards driveway/parking lot work.





Improve the Backyard Space for Performances at the Greenwich Free Library



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.



Improve the Backyard Space for Performances at the Greenwich Free Library

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 rendering



Above: Current site

Changes / Updates:

- Budget and NYF request increased to \$382k (previously \$361k) based on updated cost estimate.
- Consultant provided additional rendering.
- Consultant proposed possible parking lot re-configuration to allow dedicated pedestrian connection to Main St sidewalk.



Existing driveway
converted into
pedestrian path

Benefits:

- Covered pavilion and events space allows the Library to expand programming and activate the exterior space.
- Contributes to pedestrian connectivity in the broader area.
- *This project received three Letters of Support.*

Challenges / Risks:

- Nothing in particular.





I

Upgrade the Rough and Ready Museum to Accommodate Year-Round Accessible Use



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:

\$207,000

Total Project Cost

\$207,000

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.



NY Forward

Upgrade the Rough and Ready Museum to Accommodate Year-Round Accessible Use



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.



No Proposed Condition Image Provided



Above: Existing site interior

Changes / Updates:

- Sponsor obtained additional vendor/contractor quotes.
- NYF request increased to \$207k (*previously \$161k*)
- Project budget additions:

Previously submitted scopes	\$161,000
+ Water/Sewer hookups	\$43,000
+ Roof repair	\$3,000
TOTAL	\$207,000

Benefits:

- Upgrading the building to fully-conditioned space allows the museum to expand their hours.
- Regular hours would allow the County to include the museum in tourism promotion materials, helping to drive visitors to Greenwich.

Challenges / Risks:

- Nothing in particular.

K

Construct a Mixed-Use Building and Transform the Existing Barn at 36 Bridge Street



Project Location:
36 Bridge Street

Project Type:
New Development

Project Sponsor:
Jim Nulty

Property Ownership:
Jim Nulty

Funding Estimate:
\$557,000
Total Project Cost
\$417,000
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.



Construct a Mixed-Use Building and Transform the Existing Barn at 36 Bridge Street



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



Above: Current site

Changes / Updates:

- Discussed potential modified proposals with Sponsor:
 - Option 1: Complete new-build, maximize housing, \$2.22m
 - Option 2: Barn Café/Shop + Smaller new-build housing, \$1.38m
 - Option 3: Barn café/shop only, \$495k
- Sponsor has made clear that the \$557k budget is their maximum.
- Sponsor has made clear that he wants all his options open for the barn – it is therefore being removed from the NYF proposal.
- Final proposed scope therefore is the smaller new-build only: 3,600sf, 2-story building, either residential over commercial, or all-residential, \$557k budget
- NYF request reduced to \$417k to meet min. match requirement

Benefits:

- Bringing vitality to an underutilized prominent corner at the entrance to the Village downtown core.
- Adds to the housing stock.

Challenges / Risks:

- Proposal remains very open-ended.
- Budget may not be fully adequate for proposed project – does not include sitework, soft costs, etc. Given Sponsor's cap on budget, this will likely result in a smaller new building.
- Auto/tire shop use at the barn may impact commercial viability of other uses at new build.



SITE LOCATION



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

- PROPOSED (2) STORY 36'X50' BUILDING (3,600 SQ. FT.)
- PROPOSED FIRST STORY STORE FRONT (1,800 SQ. FT.)
- PROPOSED SECOND STORY MULTI-FAMILY (1,800 SQ. FT. TOTAL)
- PROPOSED TOTAL BUILDING COVERAGE OF LOT = 13%

**PRELIMINARY
NOT FOR CONSTRUCTION**



Project No.
NULTY RETAIL & APARTMENTS
#2 BRIDGE ST. VILLAGE OF GREENWICH, N.Y.

Sheet Title
PROPOSED SITE PLAN
& NORTH ELEVATION

GSF DESIGNS
Sustainable • GREENINGGREEN.COM

Project No.

Sheet No.

Sheet Title

Scale

Date

S-1



Revitalize the Commercial Space and Create a Residential Unit at 28 Main Street



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
\$150,000
Total NYF Funds Requested
34%
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.



Revitalize the Commercial Space and Create a Residential Unit at 28 Main Street

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

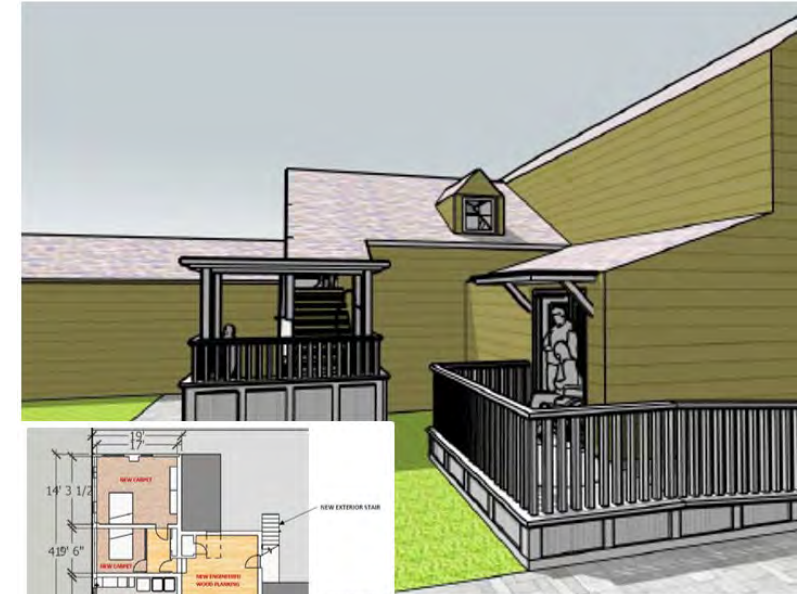


Small

NYF Funds Requested



\$150,000



Above: Proposed plan and rendering



Above: Current site

Changes / Updates:

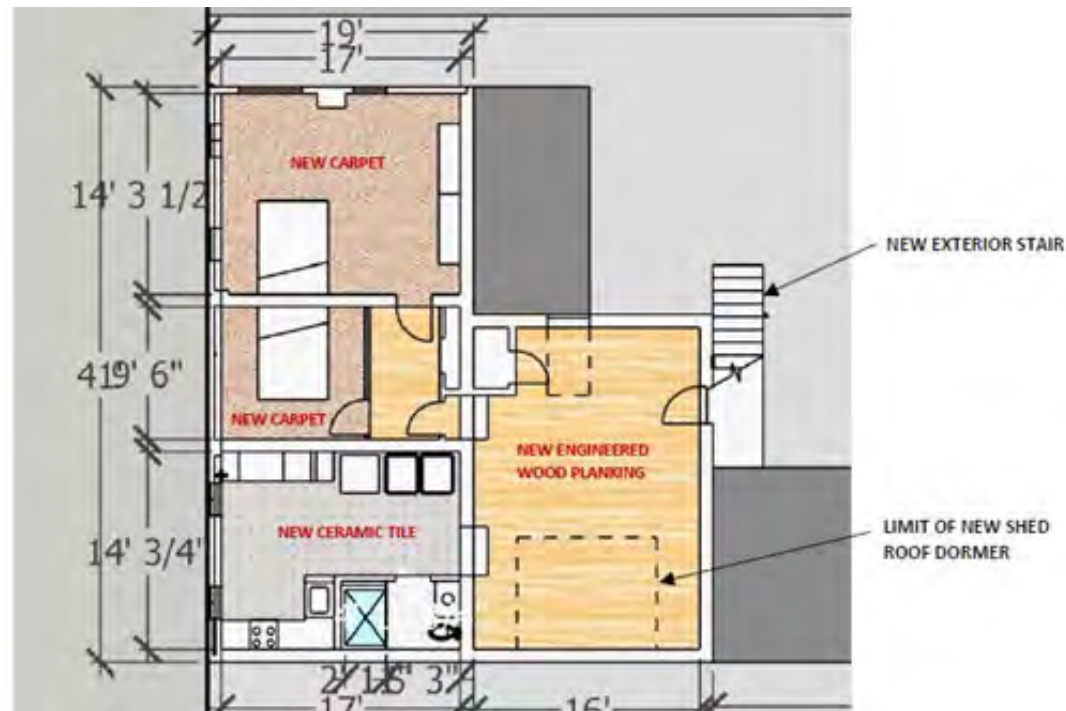
- Reduced NYF funding request to \$150k (*previously \$169k*)

Benefits:

- Restores an historic building while providing for user accessibility.
- Brings an additional rental housing unit online.

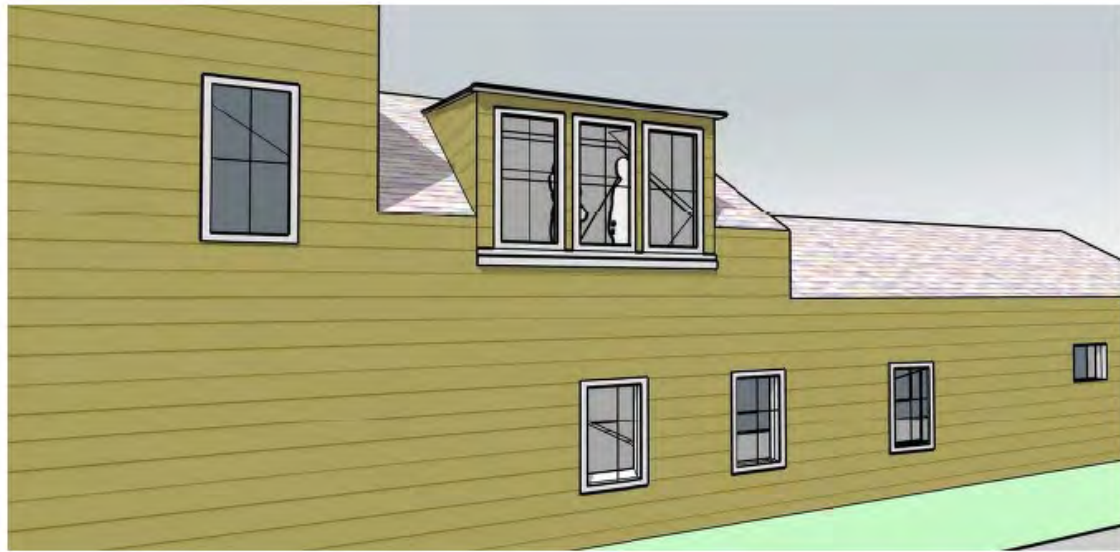
Challenges / Risks:

- Nothing in particular.





EXISTING STAIRS



NEW STAIRS TO NEW
RENTAL APARTMENT



Rehabilitate 132 Main Street into Multi-Purpose Commercial Space and Outdoor Events Space



Project Location:
132 Main Street

Project Type:
Redevelopment

Project Sponsor:
Petteys Property, LLC

Property Ownership:
Petteys Property, LLC

Funding Estimate:
\$480,000
Total Project Cost
\$350,000
Total NYF Funds Requested
27%
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. This project preserves and modernizes a historic structure while also contributing to sustainable urban development and increased community engagement.



Rehabilitate 132 Main Street into Multi-Purpose Commercial Space and Outdoor Events Space



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.



Above: Proposed rendering



Above: Current site

Changes / Updates:

- Updated budget to reflect forward-looking work only (removed acquisition cost and other costs already incurred)
 - Total Project Cost: \$480K**
 - NYF request unchanged at \$350k (27% sponsor match)

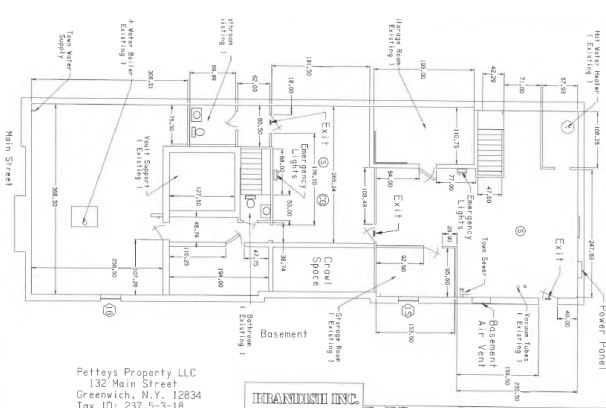
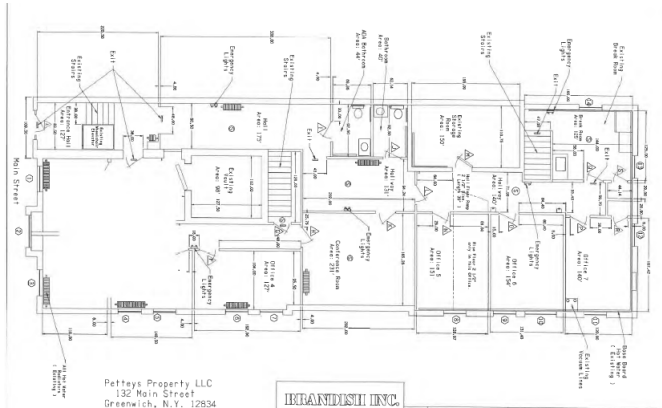
Previously submitted scopes	\$350,000
+ Lobby/conf room work	\$76,000
+ Roof repair & back stairs	\$54,000
TOTAL	\$480,000

Benefits:

- Completes the transformation of the historic First National Bank building.
- Provides additional commercial space to further activate downtown economy.
- Reconfigures parking lot to remove unused bank features, providing better space to accommodate Village events and to provide parking for adjacent housing.

Challenges / Risks:

- Nothing in particular.





Revitalize the Mixed-Use 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:
\$600,000
Total Project Cost
\$450,000
Total NYF Funds Requested
25%
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.



Revitalize the Mixed-Use 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

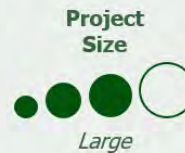
Shane and Jocelyn Nolan bring strong project management and budgeting experience from farm expansions, grant-funded projects, and historic home renovation—demonstrating the capacity to oversee complex development and restoration efforts.

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.



Above: Proposed rendering



Above: Existing site interior

Changes / Updates:

- Sponsor provided renderings.
- Updated budget to remove financing costs:
 - **Total Project Cost: \$600K (\$46K decrease)**
 - NYF request unchanged a \$450k (25% sponsor match)

Benefits:

- Brings multiple housing units online.
- Provides additional commercial space.
- Activates and brings vitality to an historic waterfront building.

Challenges / Risks:

- Location is a bit removed from walkable commercial core.





Convert Parish House into Mixed-Use Building



Project Location:
143 Main Street

Project Type:
Redevelopment

Project Sponsor:
Colleen Crosby

Property Ownership:
Colleen Crosby
(pending)

Funding Estimate:
\$250,000
Total Project Cost
\$188,000
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

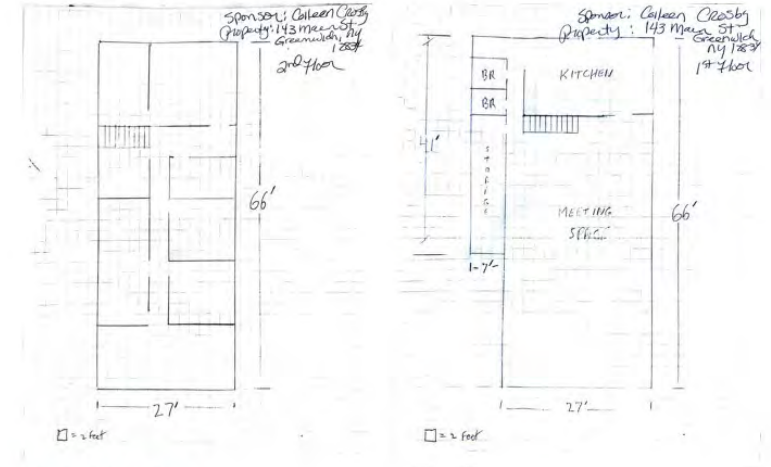
The sponsor has 40+ years experience as a landlord of multiple rental properties (up to ten). Many of those properties required extensive renovations, which the Sponsor executed.

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

Changes / Updates:

- A new Sponsor has NOT been identified, and therefore this project is being removed from consideration.

Benefits:

- N/A

Challenges / Risks:

- N/A



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
\$300,000
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

Changes / Updates:

- Confirm request of \$300k?

Benefits:

- Supports a range of small projects to collectively enhance downtown
- Enable diverse property owners to access funding and promote equitable participation in the revitalization process
- Projects demonstrating interest collectively advance housing, small business, and community services.

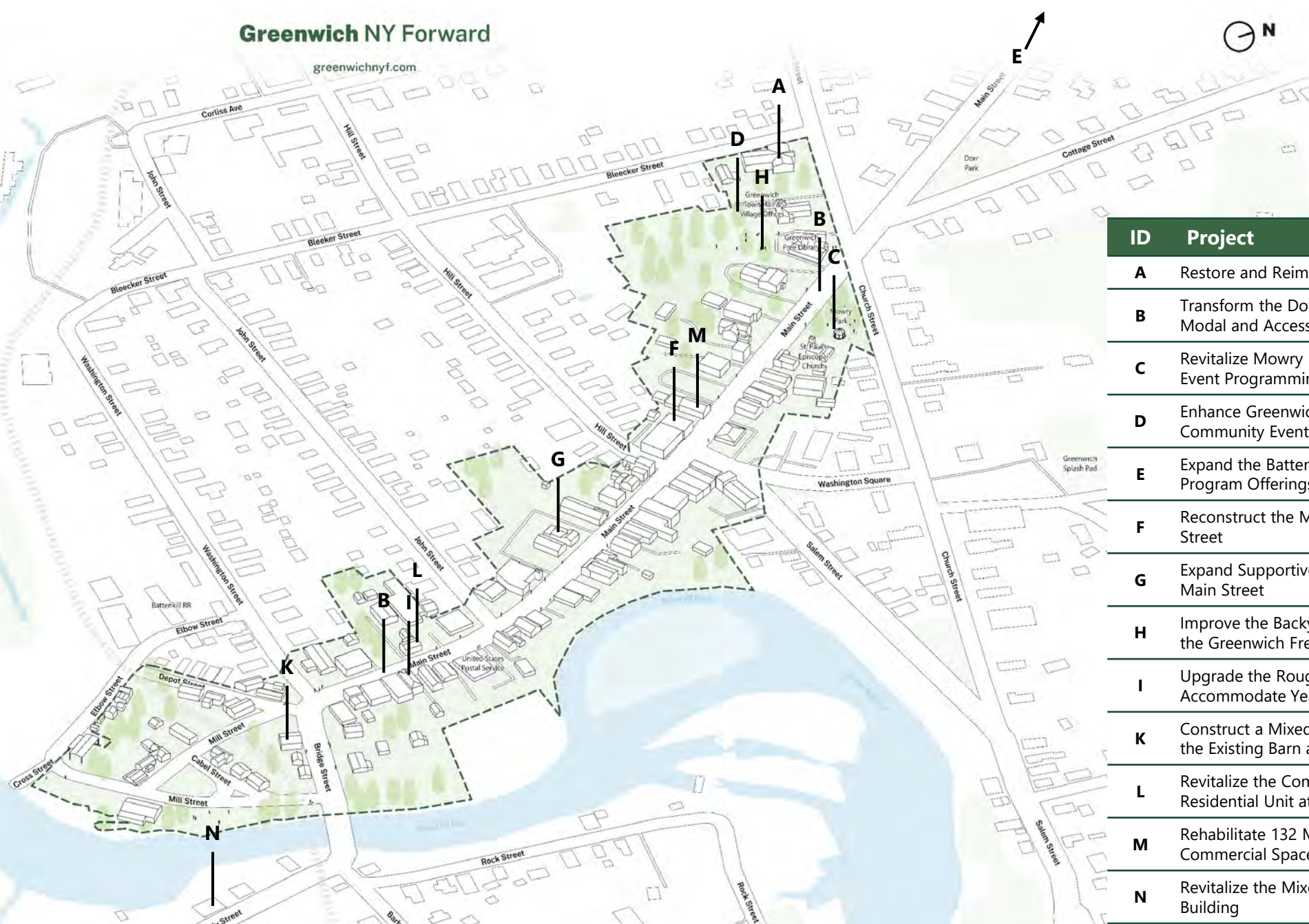
Challenges / Risks:

- New application process may cause some confusion/frustration.
- Individual project awards will be lower than under standalone contracts.
- Administrative burden must be managed effectively to ensure timely spending of funds.

Review of the Slate of Projects

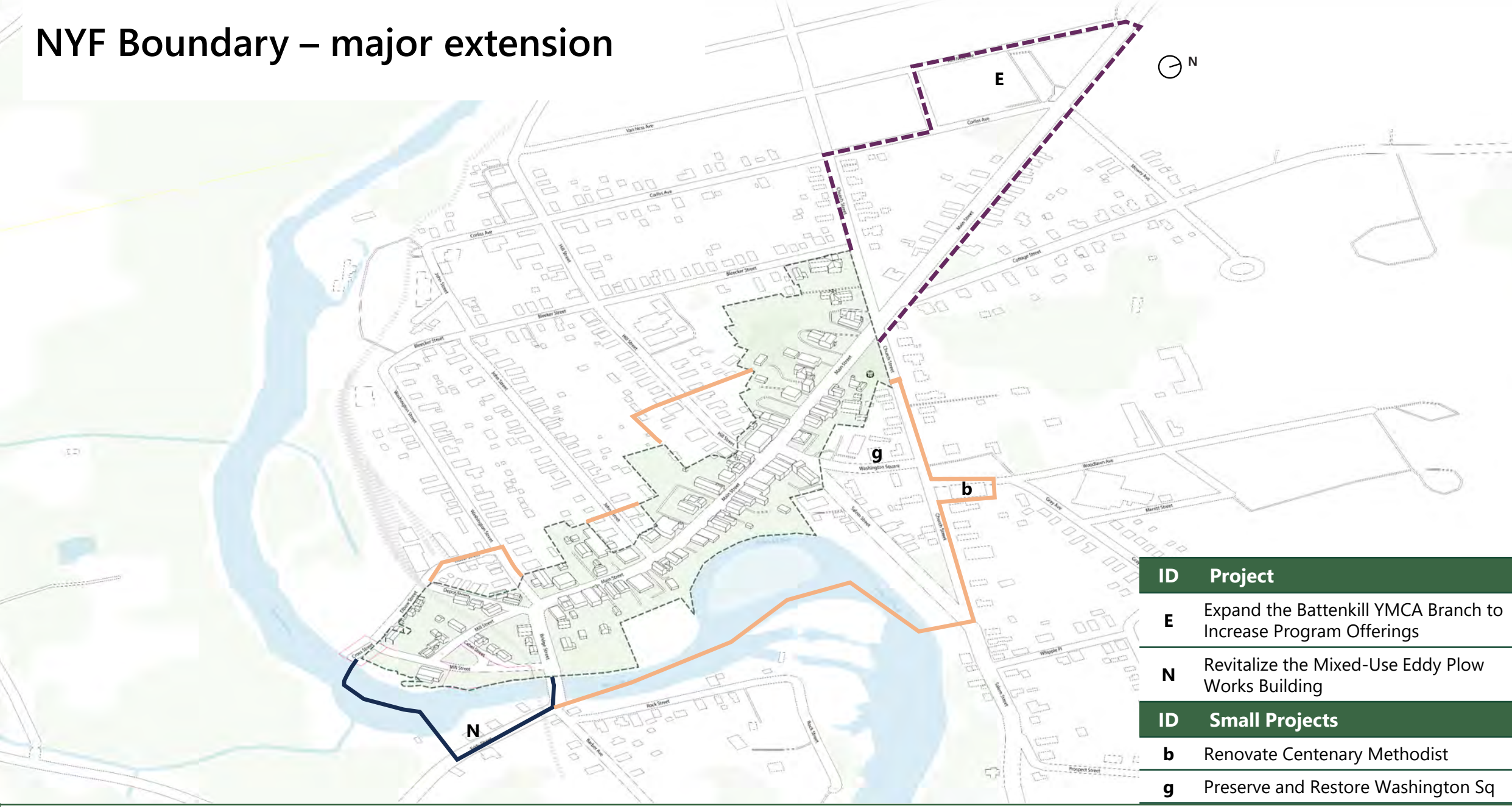
Greenwich NY Forward

greenwichnyf.com



ID	Project
A	Restore and Reimagine Village Hall
B	Transform the Downtown Streetscape with Multi-Modal and Accessibility Improvements
C	Revitalize Mowry Park and Gazebo to Expand Event Programming
D	Enhance Greenwich Commons Park to Support Community Events and Pedestrian Connectivity
E	Expand the Battenkill YMCA Branch to Increase Program Offerings
F	Reconstruct the Mixed-Use Building at 126 Main Street
G	Expand Supportive Housing and Accessibility at 72 Main Street
H	Improve the Backyard Space for Performances at the Greenwich Free Library
I	Upgrade the Rough and Ready Museum to Accommodate Year-Round Accessible Use
K	Construct a Mixed-Use Building and Transform the Existing Barn at 36 Bridge Street
L	Revitalize the Commercial Space and Create a Residential Unit at 28 Main Street
M	Rehabilitate 132 Main Street into Multi-Purpose Commercial Space and Outdoor Events Space
N	Revitalize the Mixed-Use Eddy Plow Works Building

NYF Boundary – major extension



ID	Project
E	Expand the Battenkill YMCA Branch to Increase Program Offerings
N	Revitalize the Mixed-Use Eddy Plow Works Building
ID	Small Projects
b	Renovate Centenary Methodist
g	Preserve and Restore Washington Sq

Total Demonstrated Interest in a Small Project Fund

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%
h	Renovate 142 Main St Carriage House	Renovate the Carriage House's downstairs into a one-bedroom or studio apartment with a new bathroom, kitchen, and roof.	Colleen Crosby	\$75,000	\$56,000	25%
Small Project Total				\$586,000	\$476,000	

Total Demonstrated Interest in a Small Project Fund

ID	Project Title	Sponsor	Estimated Total Project Cost	NYF Funding Request	SPF Presumed Max per Project
ALL SMALL PROJECT INTEREST LETTERS RECEIVED			\$586,000	\$476,000	\$476,000
I	Upgrade the Rough and Ready Museum to Accommodate Year-Round Accessible Use	Rough and Ready Engine and Hose Company No. 2	\$207,000	\$207,000	\$60,000
J	Renovate the Exterior and Apartment at 106 Main Street	Hill & Main 312 LLC	\$250,000	\$188,000	\$60,000
L	Revitalize the Commercial Space and Create a Residential Unit at 28 Main Street	Peter R. Veale AIA, LLC	\$228,000	\$150,000	\$60,000
ALL PRIMARY PROJECTS ELIGIBLE FOR SPF			\$685,000	\$545,000	\$180,000
TOTAL DEMONSTRATED INTEREST IN AN SPF			\$1,271,000	\$1,021,000	\$656,000

Small Project Fund – Parameters

Description of the types of projects / Eligible Activities	Capital improvements to commercial/mixed-use structures within the NYF boundary (sufficient interest demonstrated)
Funding limits	\$300k total \$60k per project? (would fund at least 5 projects)
Private funding requirements	25% min. match
Any other requirements	?
Contracting entity	Lake Champlain-Lake George Regional Planning Board

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.

TABLE OF PROJECTS IN CONSIDERATION

 Top 5 positive public feedback

ID	Project	Sponsor	Estimated Total Project Cost	NYF Funding Request	Housing	Pedestrian Safety / Accessibility	Parks and Public Spaces	Small Businesses	Infill Development and Facades
A	Restore and Reimagine Village Hall	The Village of Greenwich	\$3,225,000	\$1,500,000					
B	Transform the Downtown Streetscape with Multi-Modal and Accessibility Improvements	The Village of Greenwich	 \$4,032,000	\$859,000					
C	Revitalize Mowry Park and Gazebo to Expand Event Programming	The Village of Greenwich	 \$275,000	\$248,000					
D	Enhance Greenwich Commons Park to Support Community Events and Pedestrian Connectivity	The Town of Greenwich	\$230,000	\$230,000					
E	Expand the Battenkill YMCA Branch to Increase Program Offerings	Saratoga Regional YMCA / Allison D’Antonio	\$3,550,000	\$1,000,000					
F	Reconstruct the Mixed-Use Building at 126 Main Street	Sustainable Communities, Inc	 \$6,108,000	\$975,000					
G	Expand Supportive Housing and Accessibility at 72 Main Street	Battenkill Community Services, Inc	 \$900,000	\$550,000					
H	Improve the Backyard Space for Performances at the Greenwich Free Library	Greenwich Free Library / Sarah Murphy	\$361,000	\$361,000					
I	Upgrade the Rough and Ready Museum to Accommodate Year-Round Accessible Use	Rough and Ready Engine and Hose Company No. 2	\$207,000	\$207,000					
K	Construct a Mixed-Use Building and Transform the Existing Barn at 36 Bridge Street	Jim Nulty	\$557,000	\$417,000					
L	Revitalize the Commercial Space and Create a Residential Unit at 28 Main Street	Peter R. Veale AIA, LLC	\$228,000	\$150,000					
M	Rehabilitate 132 Main Street into Multi-Purpose Commercial Space and Outdoor Events Space	Petteys Property LLC / Daniel Petteys	\$480,000	\$350,000					
N	Revitalize the Mixed-Use Eddy Plow Works Building	S&J Country Properties LLC / Shane and Jocelyn Nolan	 \$600,000	\$450,000					
O	Create a Small Projects Fund	The Village of Greenwich	\$390,000+	\$300,000					
				\$21,143,000	\$7,597,000	Target slate total: \$6 - 8m			
				Grant funding available	\$4,500,000				

Public Comment

please submit comments to
GreenwichNYF@gmail.com

Local Planning Committee Q&A

FINAL SLATE OF PROJECTS

 Top 5 positive public feedback

ID	Project	Sponsor		Estimated Total Project Cost	NYF Funding Request	Housing	Pedestrian Safety / Accessibility	Parks and Public Spaces	Small Businesses	Infill Development and Facades
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F	Reconstruct the Mixed-Use Building at 126 Main Street	Sustainable Communities, Inc		\$6,108,000	\$975,000					
G	Expand Supportive Housing and Accessibility at 72 Main Street	Battenkill Community Services, Inc		\$900,000	\$550,000					
H	Improve the Backyard Space for Performances at the Greenwich Free Library	Greenwich Free Library / Sarah Murphy		\$382,000	\$382,000					
I	Upgrade the Rough and Ready Museum to Accommodate Year-Round Accessible Use	Rough and Ready Engine and Hose Company No. 2		\$207,000	\$207,000					
K	Construct a Mixed-Use Building and Transform the Existing Barn at 36 Bridge Street	Jim Nulty		\$557,000	\$417,000					
L	Revitalize the Commercial Space and Create a Residential Unit at 28 Main Street	Peter R. Veale AIA, LLC		\$228,000	\$150,000					
M	Rehabilitate 132 Main Street into Multi-Purpose Commercial Space and Outdoor Events Space	Petteys Property LLC / Daniel Petteys		\$480,000	\$350,000					
N	Revitalize the Mixed-Use Eddy Plow Works Building	S&J Country Properties LLC / Shane and Jocelyn Nolan		\$600,000	\$450,000					
O	Create a Small Projects Fund	The Village of Greenwich		\$390,000+	\$300,000					
				\$17,057,000	\$6,201,000	Target slate total: \$6 - 8m				
				Grant funding available		\$4,500,000				

Next steps

- ✓ Work with Project Sponsors to finalize Project Profiles
- ✓ Complete draft SIP

LPC Meeting 6

11/18

6-8 pm
Greenwich Jr-Sr High
School

Draft SIP Due

11/26

Final SIP Due

12/12



Closing Remarks

Mayor Amanda Hurley



Thank you!

Project Evaluation (from LPC-4, for reference)

Tier 1	Project		Total Cost: \$13,715,000	NYF Request: \$3,596,000	GW goals	NYF goals	Effectiveness
A	Restore and Reimagine Village Hall		\$3,225,000	\$1,500,000			
B	Transform the Downtown Streetscape with Multi-Modal and Accessibility Improvements		\$4,032,000	\$859,000			
F	Reconstruct the Mixed-Use Building at 126 Main Street		\$6,108,000	\$975,000			
M	Rehabilitate 132 Main Street into Multi-Purpose Commercial Space and Outdoor Events Space		\$350,000	\$262,000			
Tier 2	Project		Total Cost: \$3,056,000	NYF Request: \$2,395,000	GW goals	NYF goals	Effectiveness
C	Revitalize Mowry Park and Gazebo to Expand Event Programming		\$286,000	\$286,000			
D	Enhance Greenwich Commons Park to Support Community Events and Pedestrian Connectivity		\$230,000	\$230,000			
G	Expand Supportive Housing and Accessibility at 72 Main Street		\$894,000	\$550,000			
H	Improve the Backyard Space for Performances at the Greenwich Free Library		\$361,000	\$361,000			
I	Upgrade the Rough and Ready Museum to Accommodate Year-Round Accessible Use		 \$161,000	\$161,000			
L	Revitalize the Commercial Space and Create a Residential Unit at 28 Main Street		\$228,000	\$169,000			
N	Revitalize the Mixed-Use Eddy Plow Works Building		\$646,000	\$450,000			
P	Convert Parish House into a Mixed-Use Building	 	\$250,000	\$188,000			
Tier 3	Project		Total Cost: \$4,377,000	NYF Request: \$3,245,000	GW goals	NYF goals	Effectiveness
E	Expand the Battenkill YMCA Branch to Increase Program Offerings		\$3,550,000	\$1,000,000			
J	Renovate the Exterior and Apartment at 106 Main Street	 	\$250,000	\$188,000			
K	Construct a Mixed-Use Building and Transform the Existing Barn at 36 Bridge Street	 	\$557,000	\$487,000			