

NY Forward - Capital Region Greenwich

Local Planning Committee (LPC)

Meeting #4

September 24, 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
- The final 10-15 minutes of the meeting are reserved for public comment and discussion.

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
 - **The submitted projects are now available on the website! Check them out and let us know what you think!**

Agenda

- Opening Remarks
- Code of Conduct
- Updates: Planning Process & Engagement Activities
- Submitted Projects – Updates & Evaluations
- Project Evaluation Summary
- Public Comment
- Next Steps



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.

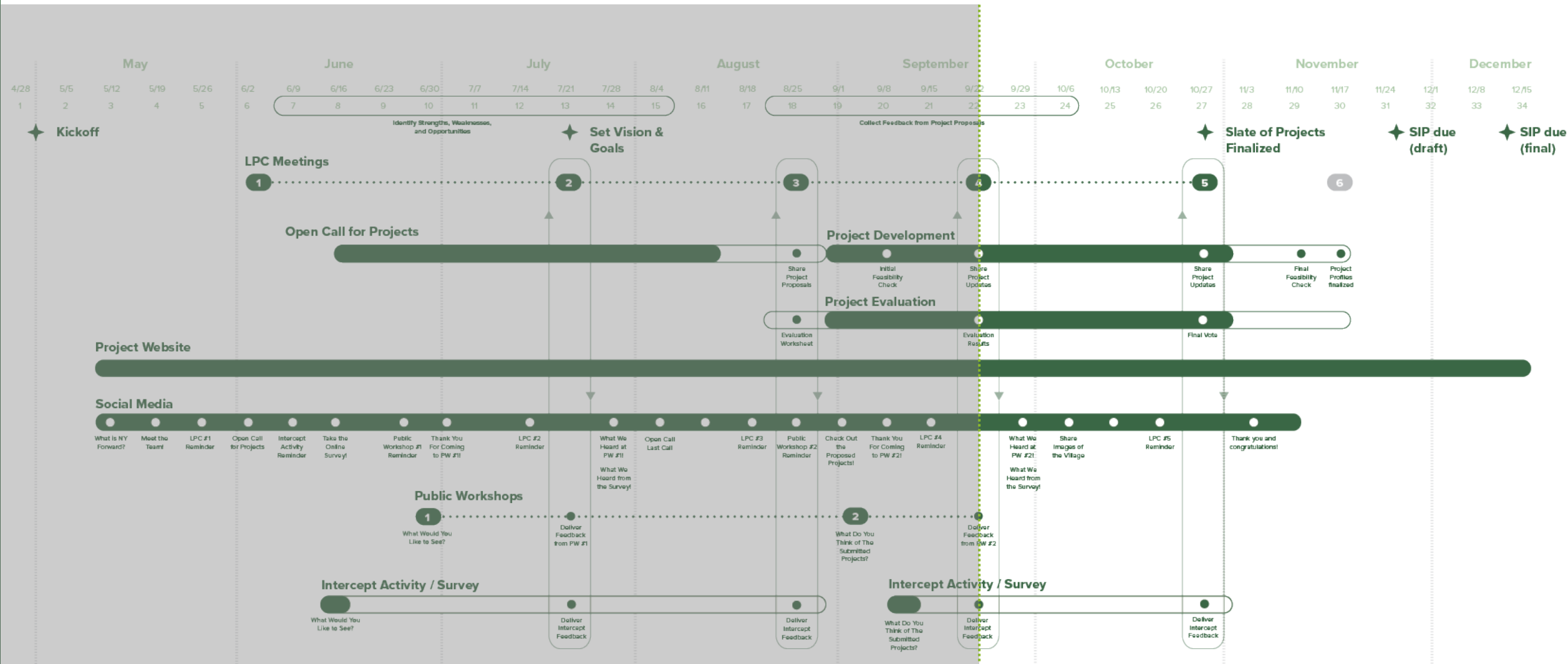
Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

*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

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 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 – IN PROGRESS**

What's on the horizon?

- | | |
|--|-------------------------------------|
| ☐ As needed | Feedback convos with Sponsors |
| ☐ Oct 20 | Final Project updates due |
| ☐ Oct 29 | LPC Meeting #5 |
| ☐ Nov 18 | LPC Meeting #6 (if needed) |
| ☐ Nov 26 | Draft Strategic Investment Plan due |
| ☐ Dec 12 | Final Strategic Investment Plan due |

Public Workshop #2



Sign Campaign

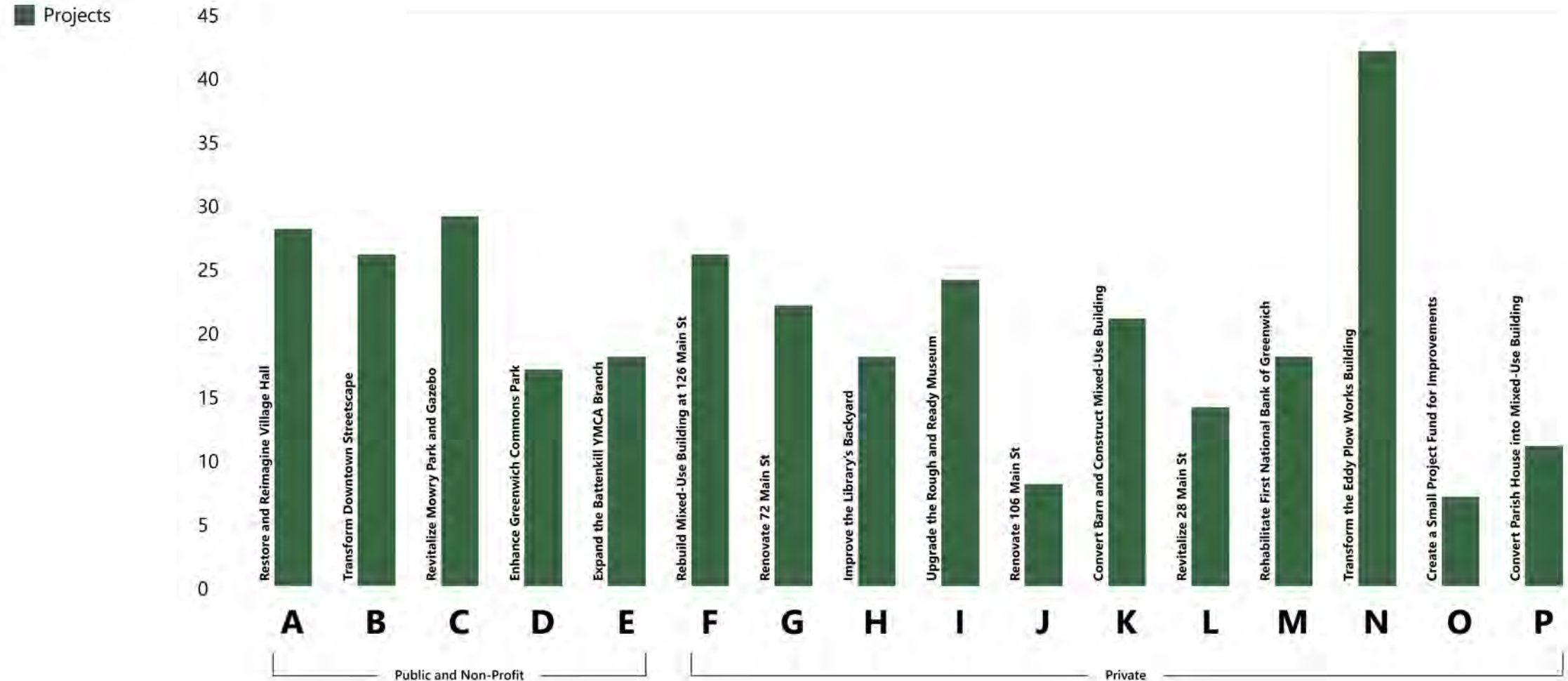


Engagement Overview

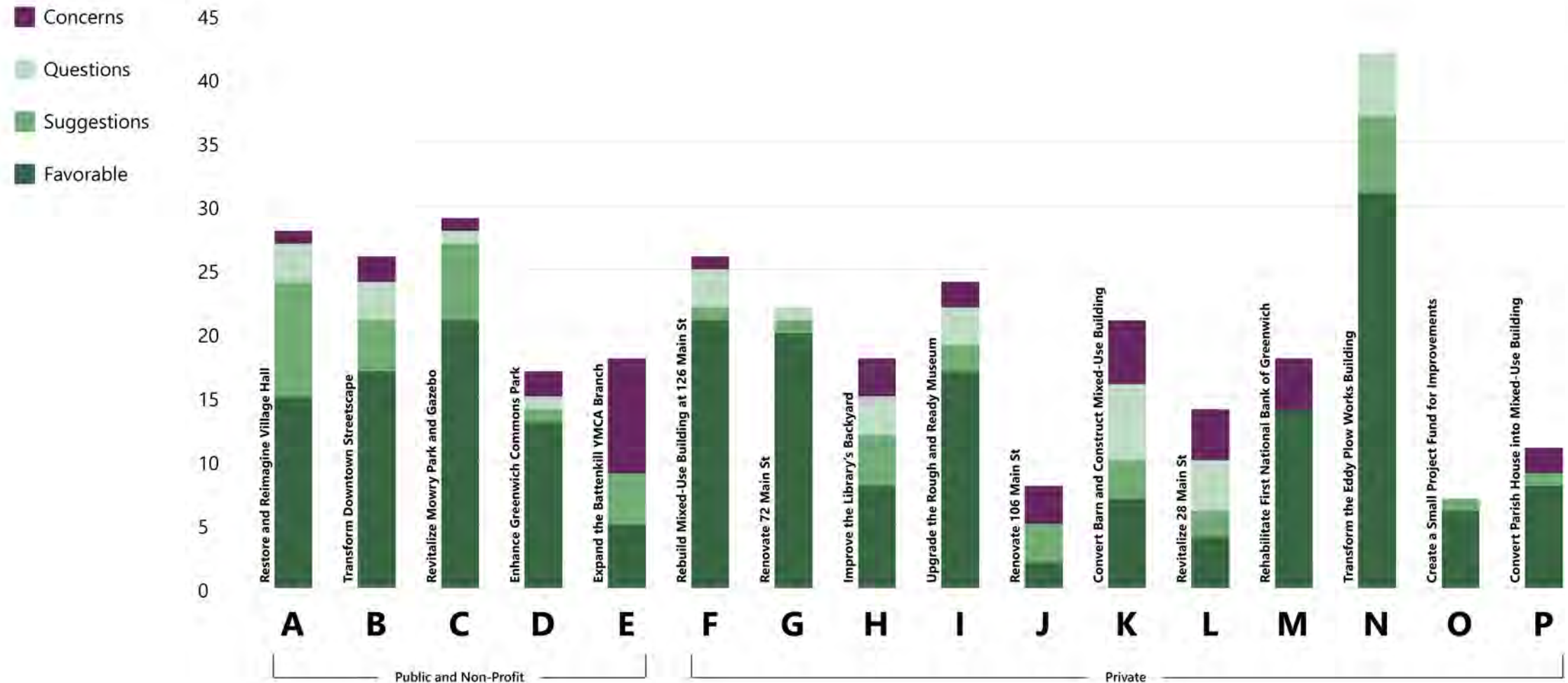
- **331** comments received!
- Public Workshop #2
 - **27** participants
 - **162** comments
- Online Project Review Survey
 - **17** total responses
 - **169** comments
- Tabling at Library Concert (9/22)



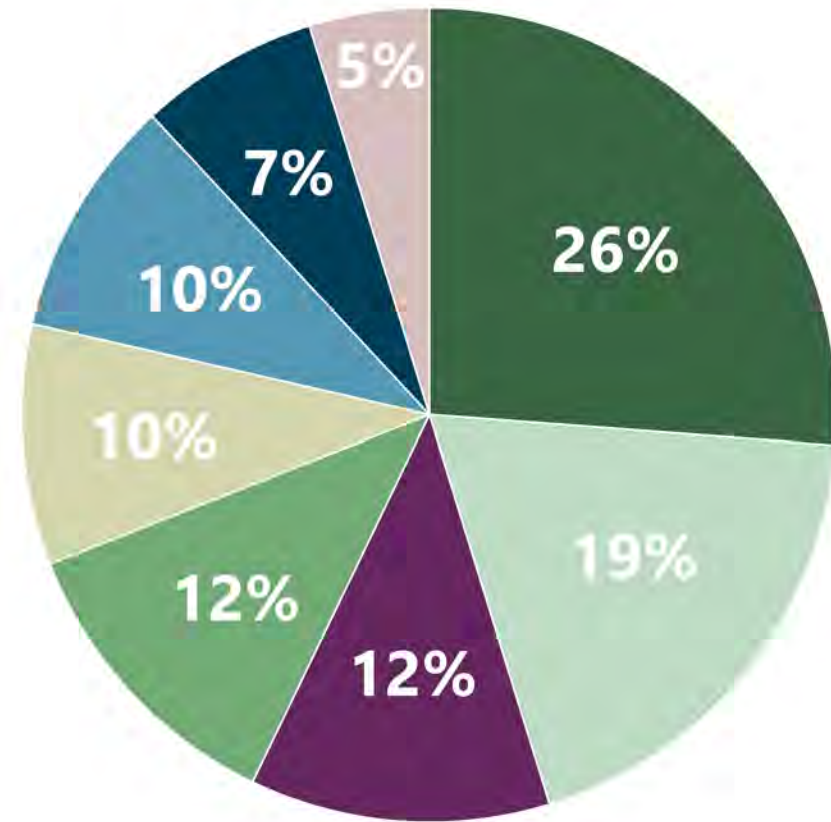
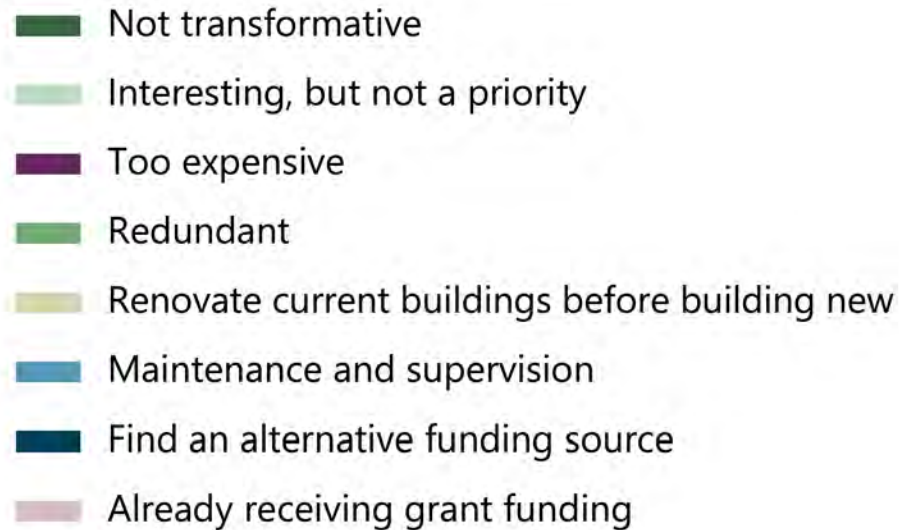
How many comments did each project receive?



How many comments did each project receive?



What types of concerns were mentioned?



Best and Most...



5 Nominations

- Best for Long-term Economic Growth (x2)
- Best Use of Public Space
- Most Innovative
- Most Strategic



3 Nominations

- Best Use of Public Space
- Most Community-Driven
- Most Innovative



2 Nominations

- Most Transformative
- Most Strategic



1 Nomination

- Best for Long-term Economic Growth



4 Nominations

- Most Transformative
- Most Strategic
- Most Community-Driven (x2)



3 Nominations

- Best for Long-term Economic Growth
- Most Strategic
- Most Innovative



2 Nominations

- Best Use of Public Space (x2)



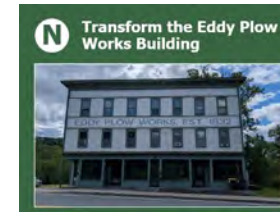
1 Nomination

- Best Use of Public Space



4 Nominations

- Most Transformative
- Best for Long-term Economic Growth (x2)
- Most Community-Driven



2 Nominations

- Most Transformative
- Most Innovative

Which projects align most with the goals?



Housing



Walkability



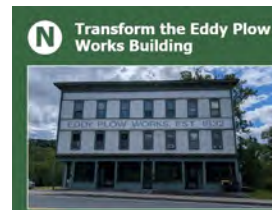
Parks



Econ Opp



Development



General Comments

- "We need more **mixed income housing**!"
- "We need **more housing**!"
- "We would love to see **new projects** receive funding that are not already receiving funding from other grant programs."
- "Let's invest in **medium sized projects** that can have the most **impact** across several areas."
- "Let's **restore** what is currently here before we build new."
- "I see **value and potential** in all the projects."

Submitted Projects

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. ”

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.

Overview

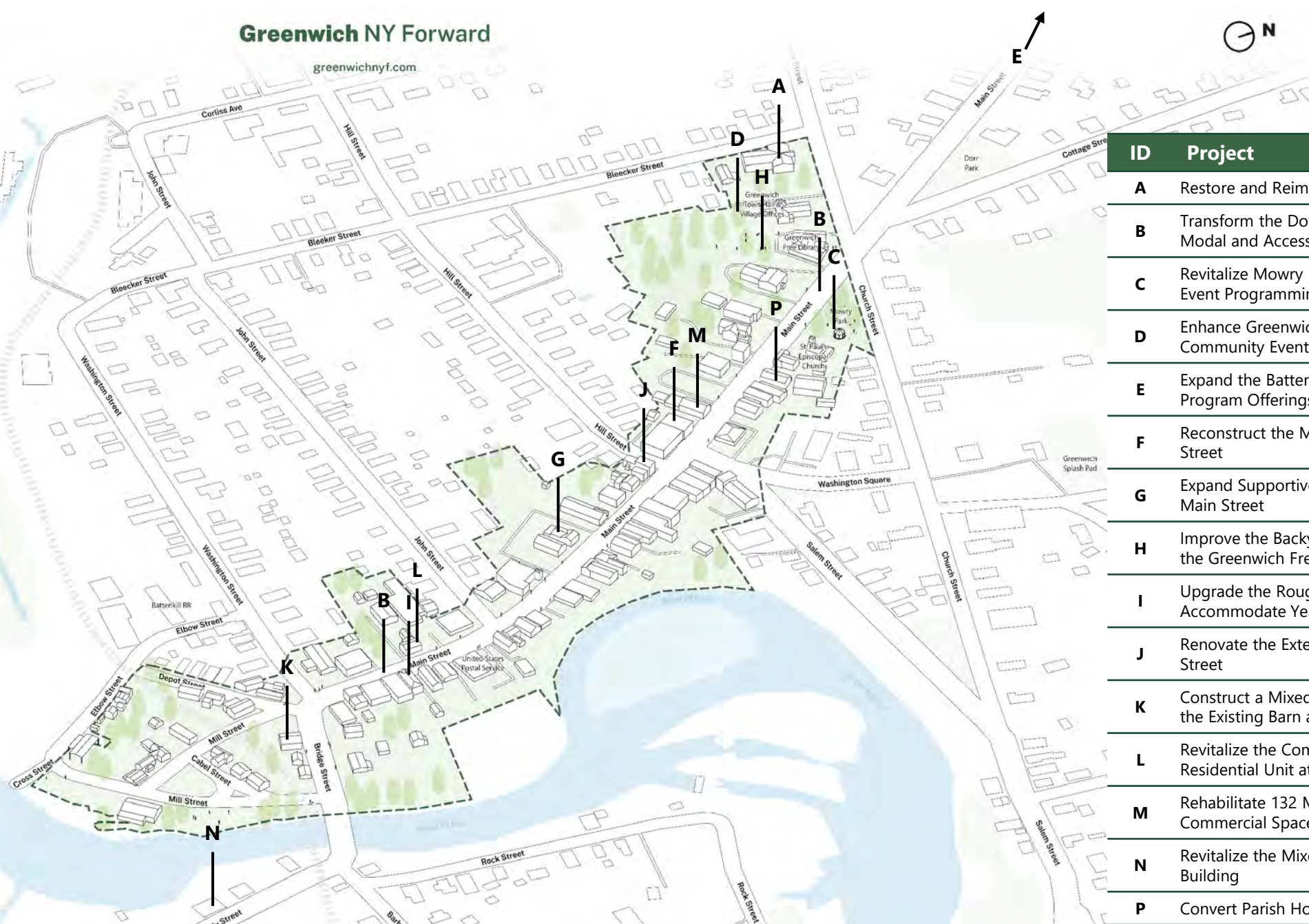
15 primary projects total,
from **13** distinct sponsors,
with **\$10.3 million** requested of NYF,
leveraging over **\$22 million** in total investment

4 public projects from **2** 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)
6 private projects from **6** sponsors, total ask of **\$1.8 million**, of \$3.3 million (47% match)

(as of Open Call due date, Aug 6)

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
J	Renovate the Exterior and Apartment at 106 Main Street
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
P	Convert Parish House into a Mixed-Use Building

Submitted Projects – Public and Non-Profit



ID	Project	Sponsor	Estimated Total Project Cost	NYF Funding Request	Match %	Alignment GW Goals	Alignment NYF Goals	Project Effectiveness
A	Restore and Reimagine Village Hall	The Village of Greenwich	\$3,225,000	\$1,500,000	53%			
B	Transform the Downtown Streetscape with Multi-Modal and Accessibility Improvements	The Village of Greenwich	\$4,032,000	\$859,000	79%			
C	Revitalize Mowry Park and Gazebo to Expand Event Programming	The Village of Greenwich	\$286,000	\$286,000	0%			
D	Enhance Greenwich Commons Park to Support Community Events and Pedestrian Connectivity	The Town of Greenwich	\$210,000	\$210,000	0%			
E	Expand the Battenkill YMCA Branch to Increase Program Offerings	Saratoga Regional YMCA / Allison D'Antonio	\$3,550,000	\$3,550,000	0%			
F	Reconstruct the Mixed-Use Building at 126 Main Street	Sustainable Communities, Inc	\$6,108,000	\$975,000	84%			
G	Expand Supportive Housing and Accessibility at 72 Main Street	Battenkill Community Services, Inc	\$894,000	\$550,000	38%			
H	Improve the Backyard Space for Performances at the Greenwich Free Library	Greenwich Free Library / Sarah Murphy	\$361,000	\$361,000	0%			
I	Upgrade the Rough and Ready Museum to Accommodate Year-Round Accessible Use	Rough and Ready Engine and Hose Company No. 2	\$161,000	\$161,000	0%			
Public and Non-Profit Total			\$18,827,000	\$8,452,000				

Submitted Projects – Private



ID	Project	Sponsor	Estimated Total Project Cost	NYF Funding Request	Match %	Alignment GW Goals	Alignment NYF Goals	Project Effectiveness
J	Renovate the Exterior and Apartment at 106 Main Street	Hill & Main 312 LLC	\$250,000	\$188,000	25%			
K	Construct a Mixed-Use Building and Transform the Existing Barn at 36 Bridge Street	Jim Nulty	\$557,000	\$487,000	13%			
L	Revitalize the Commercial Space and Create a Residential Unit at 28 Main Street	Peter R. Veale AIA, LLC	\$228,000	\$169,000	26%			
M	Rehabilitate 132 Main Street into Multi-Purpose Commercial Space and Outdoor Events Space	Petteys Property LLC / Daniel Petteys	\$1,325,000	\$350,000	74%			
N	Revitalize the Mixed-Use Eddy Plow Works Building	S&J Country Properties LLC / Shane and Jocelyn Nolan	\$646,000	\$450,000	30%			
P	Convert Parish House into a Mixed-Use Building	Colleen Crosby	\$250,000	\$188,000	25%			
Private Total			\$3,256,000	\$1,832,000				
Overall Total			\$22,083,000	\$10,284,000				
				<i>Grant funding available</i>	<i>\$4,500,000</i>			
				<i>Target for SIP</i>	<i>\$6-8 million</i>			



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- Making the building more accessible and restoring to its historic aesthetic would be a huge win for the Village.
- While it would be good for the residents of Greenwich, I'm not sure it aligns with the Village goals.
- High priority project that will bring the building into the 21st century.



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- A new community center would certainly add to the spaces that could be used for education and cultural event programming; will strengthen the sense of place and improve quality of life.
- Not sure if this project aligns with the State NYF goals.
- This project will help the local tax base by reducing energy costs of its municipal building.



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- Asks for less than half the total costs and would have a significant positive impact on the Village.
- A core building in the community; taxpayer funding being directed towards its infrastructure is a responsible and effective investment. Top 3 project for me.
- Will increase quality of life for residents and provide better working environment for staff.

A**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.

Public Comment

Favorable Comments:

- Extremely important for our community to support the youth and seniors
- Creating an inclusive environment for people with disabilities should be a priority
- I'm thrilled that this historical building will be restored, made even more beautiful

Suggestions:

- Add landscaping that is sustainable and bee friendly
- I would like to see more community events offered here like a regular community potluck, the ability to rent a space for an event, or dance classes for kids

Questions:

- What are the structural concerns?

Concerns:

- This is an expensive project

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.



Updates From Sponsor

- Received a letter of support from the Greenwich Free Library, supporting the proposal to restore Village Hall

No Proposed Condition Image Provided



Above: Current site

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- This project is key to the revitalization of the downtown corridor.
- Improved sidewalks are vital for everyone who live, work and visit Greenwich.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- Will make the downtown much more aesthetically pleasing and attractive to cyclists and pedestrians of all ages.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- This project requests less than 20% of the total project cost
- Improving the downtown streetscape is much needed--both in terms of safety and aesthetic. Such improvements will have a highly transformative effect.
- A strong downtown corridor will generate additional business investment.

B

Transform Downtown Streetscape



Project Location:

Main Street (Bridge Street to Academy Street)

Project Type:

Public Improvement

Project Sponsor:

Village of Greenwich

Property Ownership:

Public ROW

Funding Estimate:

\$4,032,000

Total Project Cost

\$859,000

Total NYF Funds Requested

79%

Sponsor Match %

Project Overview:

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

Public Comment

Favorable Comments:

- Safety of downtown should be a priority, especially traffic calming, improving crosswalks, ensuring vehicles stop for pedestrians, and ADA accessibility
- Happy to hear the utility wires will be buried
- Contributes to a positive first impression of our downtown

Suggestions:

- More night life! Encourage/incentivize restaurants to stay open later
- Extend the project to lower Salem St. Washington Square retail area
- Needs to address the narrow streets and oversized trucks that travel down Main St

Questions:

- What is the timeline of this project?
- How can we better accommodate the Amish buggy's while keeping everyone safe and traffic flowing? Can the bike lane be for Amish so cars can pass them more easily?
- Is burying the wires the best use of funds?

Concerns:

- I want people who come to Greenwich to see its unique character and appreciate that it does not look like just any other town
- As downtown is transformed, we will need more parking

Transform Downtown Streetscape



Main Street (Bridge Street to Academy Street)

Existing Site Conditions

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

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

Capacity & Partners

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

Alignment with Vision & Goals

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

Readiness & Timeframe

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

Project Category



Public Improvement

Project Size



Extra Large

NYF Funds Requested



\$859,000

Updates From Sponsor

- Illustrative rendering draft provided by consultant team:



Above: Proposed site plan



Above: Existing sidewalk condition

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- The project will make Greenwich a more inviting place for residents and visitors.
- Will make space much more attractive for community events.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- This project helps create a strong sense of community, which is key to growing the Village.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



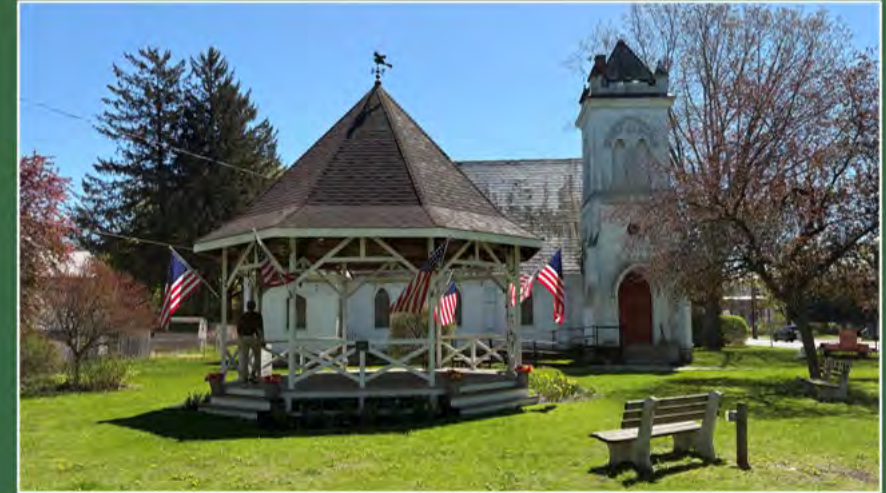
Cost effectiveness

Comments received:

- Looks like a low-risk high-reward investment for a well-used green space.
- Mowry Park is the heart of the Village, boosting its appeal will beautify the Village.
- Short and long-term effectiveness.



Revitalize Mowry Park and Gazebo



Project Location:

Mowry Park

Project Type:

Public Improvement

Project Sponsor:

Village of Greenwich

Property Ownership:

Village of Greenwich

Funding Estimate:

\$286,000

Total Project Cost

\$286,000

Total NYF Funds Requested

0%

Sponsor Match %

Project Overview

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

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

Public Comment

Favorable Comments:

- Neighborhood is supportive of this gathering space in a central visible location
- Improves recreation and quality of the park. A sound system is important
- Well used community space that will get tons of use between live music, plays, gatherings, street fairs, and as a photo site for proms and weddings

Suggestions:

- Make sure the park design is more consistent with the historic style of Greenwich and highlights native plants and shrubs
- The gazebo should be outfitted with a ramp or other accessible points of entry
- Need to plant more shade trees to attract people to the park, especially in summer

Questions:

- How would the sound be improved? I've been to concerts at the park, and the sound seems sufficient, and sometimes even a little too loud.

Concerns:

- We don't need both this project and the library project on the slate. Choose one or the other.

Revitalize Mowry Park and Gazebo



Mowry Park

Existing Site Conditions

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

Capacity & Partners

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

Alignment with Vision & Goals

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

Readiness & Timeframe

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



- Received a letter of support from the Greenwich Free Library, supporting the proposal to renovate Mowry Park and the Gazebo



Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- An accessible place for picnics and with a public restroom would benefit pedestrians in Greenwich.
- Improves the quality of the Town park.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- Walkable amenities like this one will encourage more pedestrians and less driving in the Village.
- Access to a public bathroom will enhance the quality of life for residents, visitors and summer youth students.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- Another low-risk high-reward project that will further enhance the downtown.
- Project would support other investments we make as a community; however, the Commons is an out-of-sight location that many do not visit or utilize.



Enhance Greenwich Commons Park



Project Location:
2 Academy Street

Project Type:
Public Improvement

Project Sponsor:
Town of Greenwich

Property Ownership:
Town of Greenwich

Funding Estimate:

\$210,000

Total Project Cost

\$210,000

Total NYF Funds Requested

0%

Sponsor Match %

Project Overview:

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

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

Public Comment

Favorable Comments:

- A pavilion here would help so many groups, and the green space would be great for kids
- Public restroom would be nice for community events and for the summer program lunch
- The pathway connecting the three projects increases accessibility

Suggestions:

- Increase community uses

Questions:

- What are they thinking of using the pavilion for? I think it's a nice idea, but I wonder how much use it would get.

Concerns:

- I'm not sure another pavilion is needed in our village
- Concerned about the cost of upkeep and supervision of this project once it's completed

Enhance Greenwich Commons Park



2 Academy Street

Existing Site Conditions

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

Capacity & Partners

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

Alignment with Vision & Goals

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

Readiness & Timeframe

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



Updates From Sponsor

- Updated total project cost estimate to reflect 10% contingency
 - **Project Total: \$230K (\$20K increase)**
 - NYF Funding Request: \$230K (\$20K increase)
- Received a letter of support from the Greenwich Free Library, supporting the proposal to build a pavilion
- Illustrative rendering draft provided by consultant team:



Above: Proposed site plan



Above: Current site

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- While it would be a benefit to some, this non-profit acts more like a private company with fees to use their facilities - with no funding match, this project is not as appealing.
- Will provide more public space for recreational activities and foster business activity in the downtown corridor.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- Will benefit members of the Y and potentially attract members from neighboring communities. These people might not frequent local businesses in the Village, though.
- Increased YMCA membership will result in a more active downtown.
- The amount requested is most of the NYF grant; sponsor has the resources to fund this expansion.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- Too expensive; total cost is prohibitive to utilizing the NYF funds for the broadest impact.
- Great project, but the match needs to be higher.



Expand the Battenkill YMCA Branch



Project Location:
184 Main Street

Project Type:
New Development

Project Sponsor:
Saratoga Regional YMCA

Property Ownership:
Saratoga Regional YMCA

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

Project Overview:

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

Public Comment

Favorable Comments:

- A great resource for the community
- This should happen

Suggestions:

- While I'm sure the track would get some use, so many people have expressed interest in a pool. That seems like it would have a larger draw than a basketball court.
- Expand to also include indoor pool
- Pool would bring more people in and provide gentle exercise for our seniors and youth

Questions:

- Can we have assurance that this project will be able to be maintained?

Concerns:

- Too large of an ask—not giving opportunities to other projects with more diversity
- Too much money, YMCA gets funding from other sources, and far from the boundary
- Nice, but not the best use of fund to improve our community

Expand the Battenkill YMCA Branch



184 Main Street

Existing Site Conditions

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

Capacity & Partners

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

Alignment with Vision & Goals

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

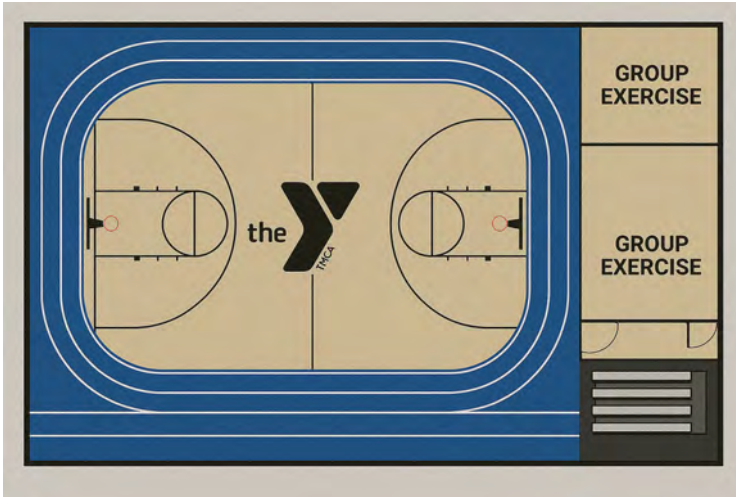
Readiness & Timeframe

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

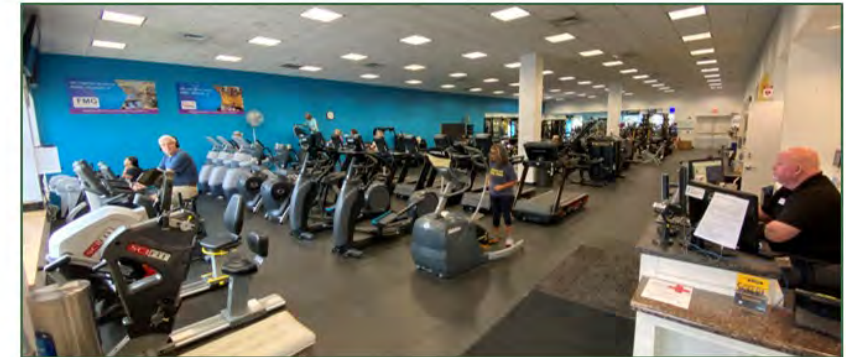


Updates From Sponsor

- Provided a proposed floorplan and interior renderings



No Proposed Condition Image Provided



Above: Current interior

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- 10 new apartments would be great for the Village.
- Highest priority project – three commercial spaces will foster opportunities for small businesses, new sidewalks and ADA improvements will enhance accessibility.
- Does this really support affordable housing?

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- More people and businesses is a win-win.
- Limited variety of additional housing.
- New tenants and commercial units will generate economic and pedestrian activity downtown.
- Project may improve amenities, depending on what businesses move into the retail space.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- Project has their financing together and is shovel-ready.
- High community support after fire, strong alignment with NYF goals makes funding a must.
- I'd rather see funding go towards smaller projects that bring people together in free spaces.



Rebuild Mixed-Use Building at 126 Main St



Project Location:
126 Main Street

Project Type:
New Development

Project Sponsor:
Sustainable Communities, Inc.

Property Ownership:
Sustainable Properties
126 Main LLC

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

Project Overview:

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

Public Comment

Favorable Comments:

- More affordable housing always seems like a good idea. Fills a need
- Rebuilding in this location is very necessary as it currently feels like a missing tooth in the smile of Main Street.
- Will blend in with surrounding brick and Juliet balconies! can give a nod to what we lost.

Suggestions:

- I think this would benefit some people but not enough to say this is what the grant money should be used for.
- The apartments should be one, two, and three bedrooms mixed between low income and market rate housing

Questions:

- Where is the property line?
- Isn't this building already receiving funding from other sources?

Concerns:

- One-bedroom apartments are not supportive of families
- I have no idea what the windows on the front will look like but I hope they will have some character

Rebuild Mixed-Use Building at 126 Main St



126 Main Street

Existing Site Conditions

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

Capacity & Partners

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

Alignment with Vision & Goals

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

Readiness & Timeframe

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



Updates From Sponsor

- None



Above: Proposed elevation



Above: Current site

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- Provides much needed housing!

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- Great use of this space to support the needs of our community.
- Aligns with economic development and housing equity goals, helping to build a diverse population.
- Will improve energy efficiency of the building.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- A cost-effective project that adds much needed housing.
- This project seems like a luxury more than a need. Ineffective use of public resources.
- Need more information to confirm community support.



Renovate 72 Main St



Project Location:
72 Main Street

Project Type:
Renovation

Project Sponsor:
Battenkill Community Services, Inc.

Property Ownership:
Battenkill Community Services, Inc.

Funding Estimate:
\$894,000

Total Project Cost

\$550,000

Total NYF Funds Requested

38%

Sponsor Match %

Project Overview:

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

Public Comment

Favorable Comments:

- Creating affordable housing, especially for those with disabilities, is crucial for every community
- Brings the community together, great to have such an important resource on Main Street
- Safe and accessible housing solutions are vital for a strong community

Suggestions:

- Affordable housing should be prioritized after we have restored community buildings and improved the streetscape

Questions:

- None

Concerns:

- None

Renovate 72 Main St



72 Main Street

Existing Site Conditions

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

Capacity & Partners

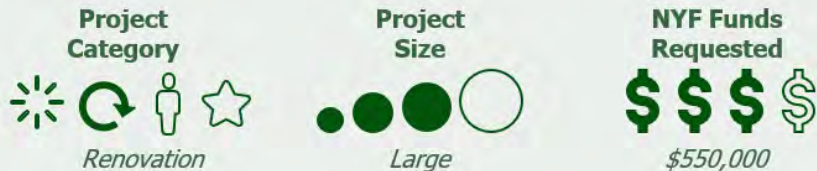
BCS has a strong track record in affordable housing and grant management. Its experience includes developing housing for individuals with disabilities, managing funding, and supporting independent living—demonstrating capacity to lead the 72 Main Street redevelopment.

Alignment with Vision & Goals

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

Readiness & Timeframe

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



Updates From Sponsor

- Additional visualizations provided (AI simulations):



Above: Proposed renovation



Above: Current site

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- More spaces for cultural events and public programming will draw more visitors to the downtown and spur the economy.
- Great project for enhancing the public space directly behind the library.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- Will draw more visitors and residents to downtown Greenwich.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- Cost-effective, will have a significant positive impact, especially considering neighboring Town Commons.
- Ineffective use of public resources to create competing spaces to already exiting parks (Mowry Park) and public spaces that are home to many of the communities most cherished events.



Improve the Library's Backyard



Project Location:

148 Main Street

Project Type:

Public Improvement

Project Sponsor:

Greenwich Free Library

Property Ownership:

Greenwich Free Library

Funding Estimate:

\$361,000

Total Project Cost

\$361,000

Total NYF Funds Requested

0%

Sponsor Match %

Project Overview:

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

Public Comment

Favorable Comments:

- The library is one of the most important resources we have
- The library holds many town and village activities there and it should be funded

Suggestions:

- A new playground for children 0-5 who frequent the library for story time
- A bigger parking lot would be nice; however, people make do with street parking
- Make sure all improvements include ADA access, including access to the stage

Questions:

- Do we need a covered stage here if we will have this at Mowry Park?
- Will the pavilion have lights?

Concerns:

- Cool idea if we had unlimited funds, but not totally necessary since the outdoor stage can only be used for part of the year
- Expense of upkeep and supervision after hours

Improve the Library's Backyard



148 Main Street

Existing Site Conditions

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

Capacity & Partners

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

Alignment with Vision & Goals

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

Readiness & Timeframe

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

Project Category



Project Size



NYF Funds Requested



Updates From Sponsor

- Received a letter of support from the Mayor, supporting the proposal to upgrade the grounds, improve pathways, and construct an amphitheater
- Illustrative rendering draft provided by consultant team:



Above: Proposed site plan



Above: Current site

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- Improves public spaces through public access to 2nd floor meeting space, heating and cooling system, water, and enhancing accessibility.
- This is an historic gem which should be preserved.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- Unique character of this museum could be a tourist draw if funded and implemented.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- If the cost estimate is correct, then this will be a very cost-effective project.
- This projects enhances an existing historical treasure in the heart of the village.



Upgrade the Rough and Ready Museum



Project Location:

29 Main Street

Project Type:

Redevelopment

Project Sponsor:

Rough and Ready Engine and Hose Company No. 2

Property Ownership:

Rough and Ready Engine and Hose Company No. 2

Funding Estimate:

\$161,000

Total Project Cost

\$161,000

Total NYF Funds Requested

0%

Sponsor Match %

Project Overview:

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

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

Public Comment

Favorable Comments:

- Another great historical gem that is important to the community
- I'm glad to see the museum getting some attention. It is great and should be used more!
- Making our existing resources accessible to everyone is incredibly important, and other infrastructure upgrades will be invaluable

Suggestions:

- I hope they can maintain the historical, old timey feel of the museum. It is like stepping back into Greenwich's past. You sense the history, especially when you get upstairs, and we can't lose that.
- Would like to have this gem open year-round on a regular schedule

Questions:

- How can private donors contribute?
- Are there historical grants that the sponsor can apply to?

Concerns:

- Great space, but not adding new opportunities
- Not adding any new commercial space or housing

Upgrade the Rough and Ready Museum



29 Main Street

Existing Site Conditions

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

Capacity & Partners

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

Alignment with Vision & Goals

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

Readiness & Timeframe

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

Project Category



Redevelopment

Project Size



Small

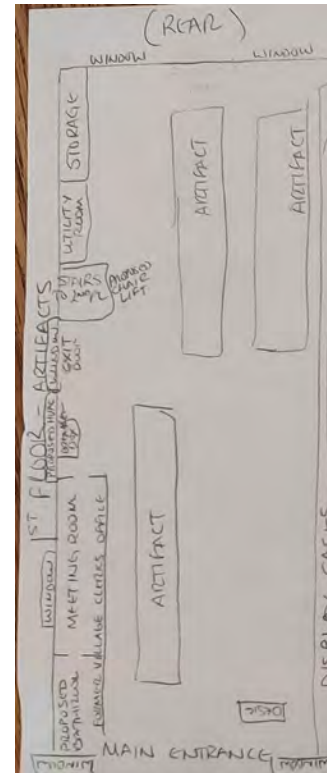
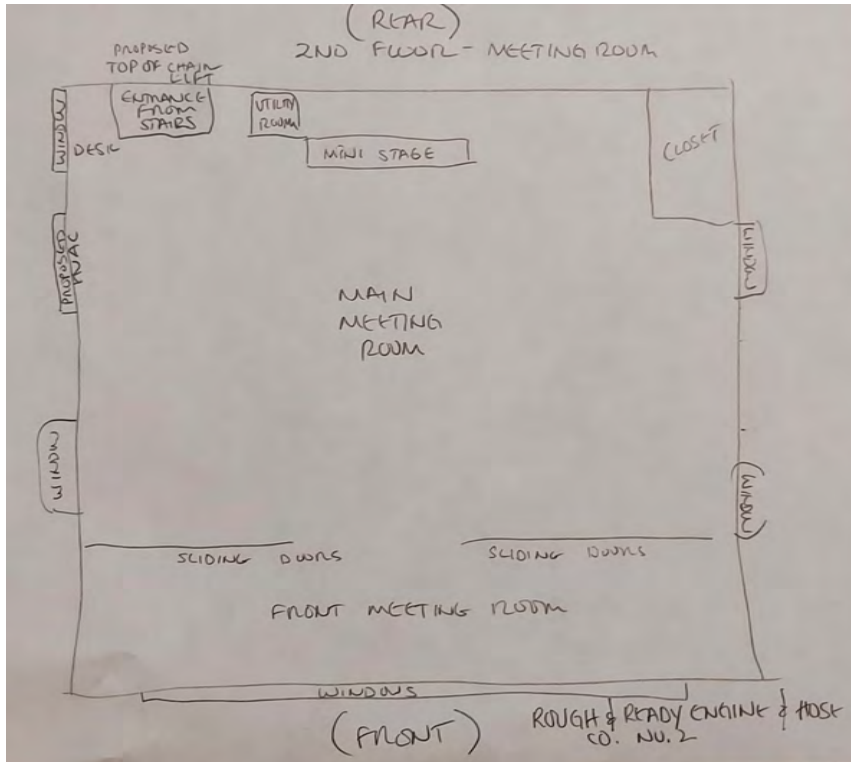
NYF Funds Requested



\$161,000

Updates From Sponsor

- Provided proposed floorplan:



No Proposed Condition Image Provided



Above: Existing site interior

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- One new apartment and updates to a building at a major intersection seem worthwhile.
- Only adding 1 unit, not necessarily affordable.
- I don't think that vinyl siding is the right look for our downtown.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- Project improves the energy efficiency by adding insulation behind new siding.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- Provides minimal public benefits.



Renovate 106 Main St Exterior and Apartment



Project Location:
106 Main Street

Project Type:
Renovation

Project Sponsor:
Hill & Main 312 LLC

Property Ownership:
Hill & Main 312 LLC

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

Project Overview:

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

Public Comment

Favorable Comments:

- Adding a sprinkler system on the third floor is important

Suggestions:

- All apartment upgrades should be inclusive of families and mixed income levels

Questions:

- Can we see a proposed image?

Concerns:

- It's a lot of money to add only one residential unit
- Not sure this project enhances the downtown area

Renovate 106 Main St Exterior and Apartment



106 Main Street

Existing Site Conditions

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

Capacity & Partners

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

Alignment with Vision & Goals

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

Readiness & Timeframe

No proposed timeframe provided.

Project Category



Project Size

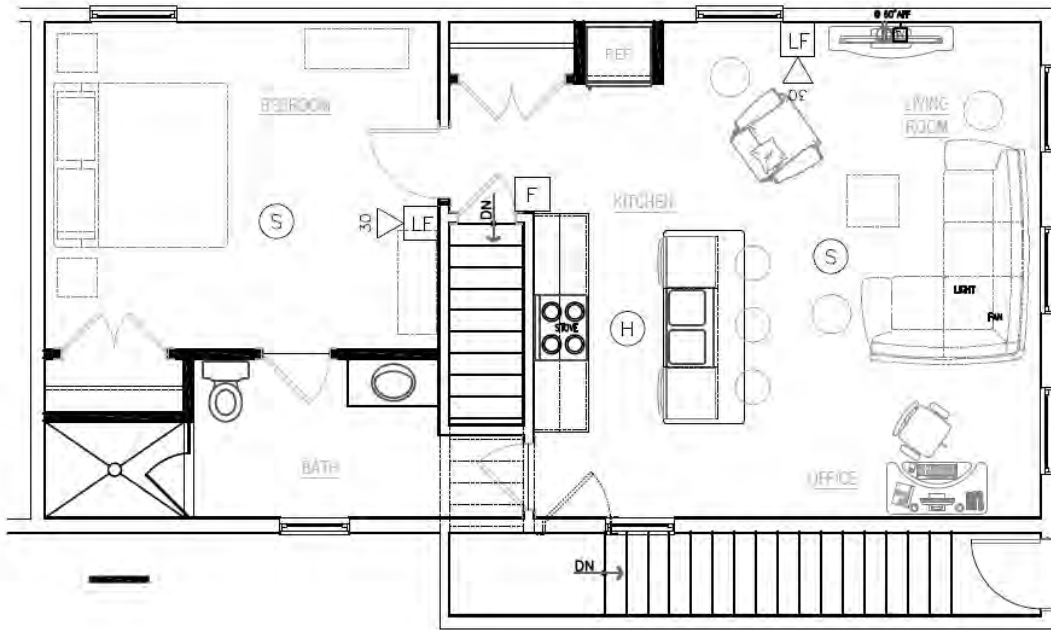


NYF Funds Requested



Updates From Sponsor

- Provided additional cost estimates:
 - Fire protection system: \$13.2K
 - 3rd apartment renovation: \$69.7K
 - Exterior improvements: \$98.9K
- Provided fire alarm system drawings



No Proposed Condition Image Provided



Above: Existing site condition

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- Not sure we need an auto-repair shop in downtown.
- Insufficient match indicated and located at a dangerous intersection.
- I'd like to see this building used for something that better aligns with the goals of this grant.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- Our small village already has a two auto repair shops. This won't foster the kind of development Greenwich needs.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- Not a well thought out proposal.
- The proposal vs investment projected seems unrealistic. Not offering significant match rate.



Convert Barn and Construct Mixed-Use Building



Project Location:
36 Bridge Street

Project Type:
New Development

Project Sponsor:
Jim Nulty

Property Ownership:
Jim Nulty

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

Project Overview:

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

Public Comment

Favorable Comments:

- I'm so happy that this site is part of the revitalization! Way before our time, this was the site of the Greenwich House. I'm glad to see the site back in play.
- I like the idea of developing more of this area
- Stands out as you enter the village

Suggestions:

- All apartment upgrades should be inclusive of families and mixed income levels
- I would support this is Phase 1 was the residential and mixed-use construction rather than the automotive repair shop. I feel that this would support the project goals more completely—increase foot traffic, attractiveness to newcomers, and improve street view.

Questions:

- Where would parking be?
- Does this include mitigating environmental issues on this property?
- What other commercial businesses will be added? What will the use classification be?

Concerns:

- I don't know if we need another repair shop
- I would prefer to see money put into an existing building rather than building a new one
- Requires careful planning of entrance and exit onto busy Bridge Street corner

Convert Barn and Construct Mixed-Use Building



36 Bridge Street

Existing Site Conditions

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

Capacity & Partners

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

Alignment with Vision & Goals

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

Readiness & Timeframe

Sponsor is in the very early phases of project conceptualization.

Project Category



Project Size

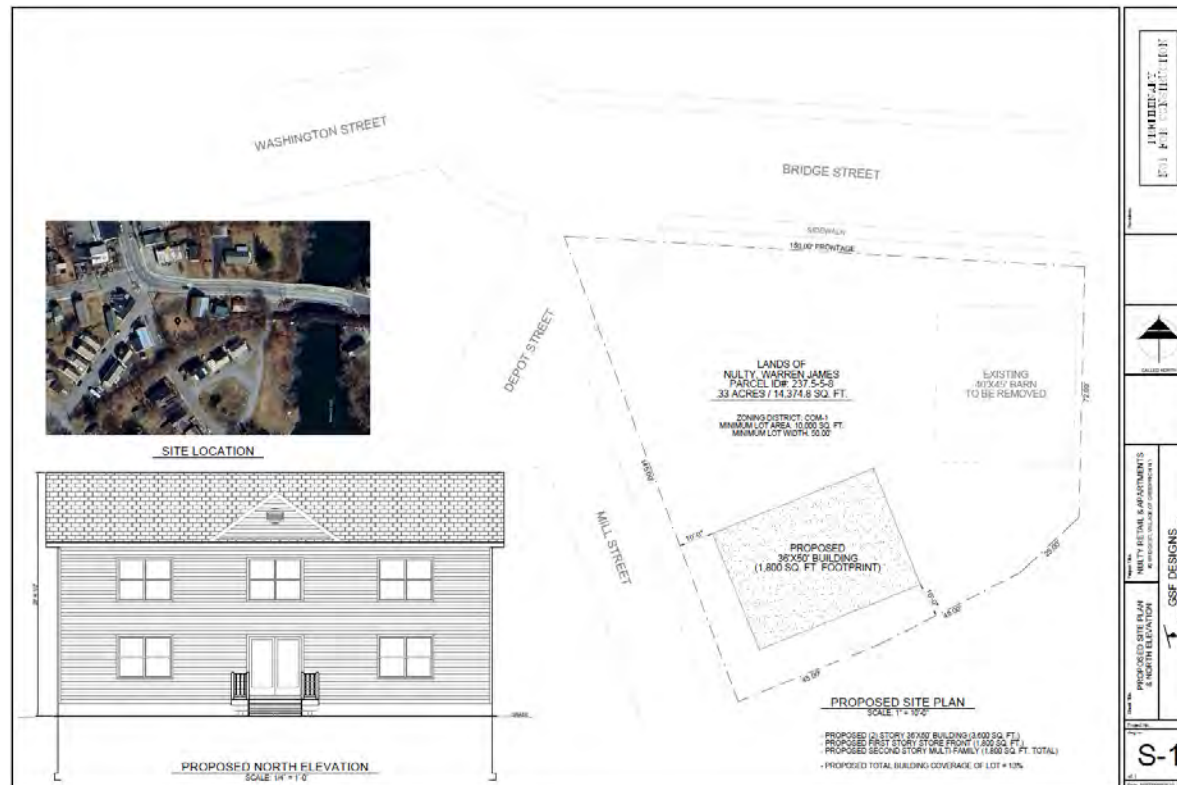


NYF Funds Requested



Updates From Sponsor

- Provided a proposed site plan
 - Two story 36' x 50' building (3,600 sq ft)
 - First floor storefront (1,800 sq ft)
 - Second story multifamily (1,800 sq ft)



No Proposed Condition Image Provided



Above: Current site

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- Preservation of historic places in downtown is a positive.
- I'd like to see this funding going to projects that will have a positive impact on a much larger scale.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- Improvements to energy efficiency and more accessible housing are a plus.
- Preserves historic charm; increases tax base by adding rental unit; new heating and cooling supports decarbonization initiative.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- The property owner should make these improvements, they benefit the owner more than the public.
- Project is cost effective while preserving the historic charm of this historic building.
- Septic aspect of the project may not be necessary as project could get onto the public sewer line.



Revitalize 28 Main St



Project Location:
28 Main Street

Project Type:
Renovation

Project Sponsor:
Peter R Veale

Property Ownership:
Peter R Veale

Funding Estimate:
\$228,000
Total Project Cost
\$169,000
Total NYF Funds Requested
26%
Sponsor Match %

Project Overview:

This project will renovate the historic 28 Main Street building to enhance residential and commercial use while preserving its architectural legacy. Key upgrades include a new septic system, restored wood flooring, modern fixtures, and a shed roof dormer for added light. A code-compliant rear staircase and ADA-accessible entrance will improve safety and access. The building will transition to all-electric heating and cooling to support New York State's decarbonization goals. Placement on the National Register of Historic Places and a commemorative plaque will honor its history. These improvements will boost livability, sustainability, and community value in Greenwich's historic downtown.

Public Comment

Favorable Comments:

- Includes accessibility
- 28 Main Street looks lovely as it is
- An important historical building that could use upgrades.

Suggestions:

- We should make a sewer connection

Questions:

- Why is this not on sewer? Can we add a sewer connection?
- Will one residential unit be added?

Concerns:

- I'm not sure this will be affordable housing for most families
- I don't see how this is bringing in more housing or businesses
- Worth considering, but not as important to overall goals of NYF as others

Revitalize 28 Main St



28 Main Street

Existing Site Conditions

Situated among the core restaurants, businesses, shops and services in the village, 28 Main Street is within easy walking distance of all Greenwich neighborhoods and local institutions. The building currently houses a commercial studio space on the front of the ground floor and a one-bedroom rental unit in the rear of the ground floor. The upper floor is currently unused and in need of major renovation and repair for potential use as a rental apartment.

Capacity & Partners

As a licensed architect and experienced project manager, the applicant has led complex developments globally and locally, including restoring 28 Main Street.

Alignment with Vision & Goals

This project revitalizes downtown Greenwich by adding walkable rental housing, enhancing commercial space accessibility, preserving historic character, and supporting decarbonization—aligning with NYF goals for inclusive growth, sustainability, and community charm.

Readiness & Timeframe

Work has not yet begun and may require permitting, which could extend the overall timeline. Once design, permitting, and funding are in place, the project is expected to be completed in under one year.

Project Category



Renovation

Project Size



Small

NYF Funds Requested



\$169,000

Updates From Sponsor

- None



Above: Proposed plan and rendering



Above: Current site

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- Adds much needed housing and improves parking for residents. Key to the success of the rebuilding of 126 Main street.
- My support of this project is strictly in relation to the inclusion and completion of phase 2.
- Need clarity on the quantity and variety of residential units and parking plan.



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- Parking lot supports future housing in project next door.

NYF Goals

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- Phase 1 provides minimal benefit to the public. Phase 2 offers much benefit to the public, but project sponsor needs to show commitment to complete Phase 2.



Rehabilitate First National Bank of Greenwich



Project Location:

132 Main Street

Project Type:

Redevelopment

Project Sponsor:

Petteys Property, LLC

Property Ownership:

Petteys Property, LLC

Funding Estimate:

\$1,325,000

Total Project Cost

\$350,000

Total NYF Funds Requested

74%

Sponsor Match %

Project Overview:

This project continues the redevelopment of 132 Main Street into a dynamic mixed-use property, combining office space and residential units to enhance the vitality of the downtown area. The lower-level office space has already undergone significant rehabilitation through a Restore NY grant, including interior demolition, new insulation, drywall, ceilings, electrical systems, and energy-efficient lighting. Additional upgrades include new flooring, a terrazzo lobby floor, and two newly constructed bathrooms. ~~The next phase involves constructing a new building on the adjacent lot, with careful attention to maintaining architectural harmony and maximizing utility.~~ This project preserves and modernizes a historic structure while also contributing to sustainable urban development and increased community engagement.

Public Comment

Favorable Comments:

- Symbiotic with 126 Main Street and the parking lot can be used by residents of 126 Main Street
- Great idea to have food vendors in the parking lot and add outlets for trucks

Suggestions:

- None

Questions:

- None

Concerns:

- Already receiving restore NY funding and there is no housing included
- Let's invest in current buildings before building new ones
- I would hate to see us lose a parking lot

Rehabilitate First National Bank of Greenwich



132 Main Street

Existing Site Conditions

The historic 132 Main Street building, once a bank, needed renovation due to age and fire damage. Rehabilitation began in April 2023 to create office and community space. Revitalizing the façade and parking lot will enhance Greenwich's downtown, increase accessibility, and provide indoor and outdoor gathering areas.

Capacity & Partners

Petteys Property successfully completed \$500,000 in rehabilitation using Restore NY and Main Street grants, managing contractors, timelines, and financing—demonstrating strong experience in complex development and grant administration.

Alignment with Vision & Goals

The project is one of the iconic structures of the downtown corridor in the heart of the Village.

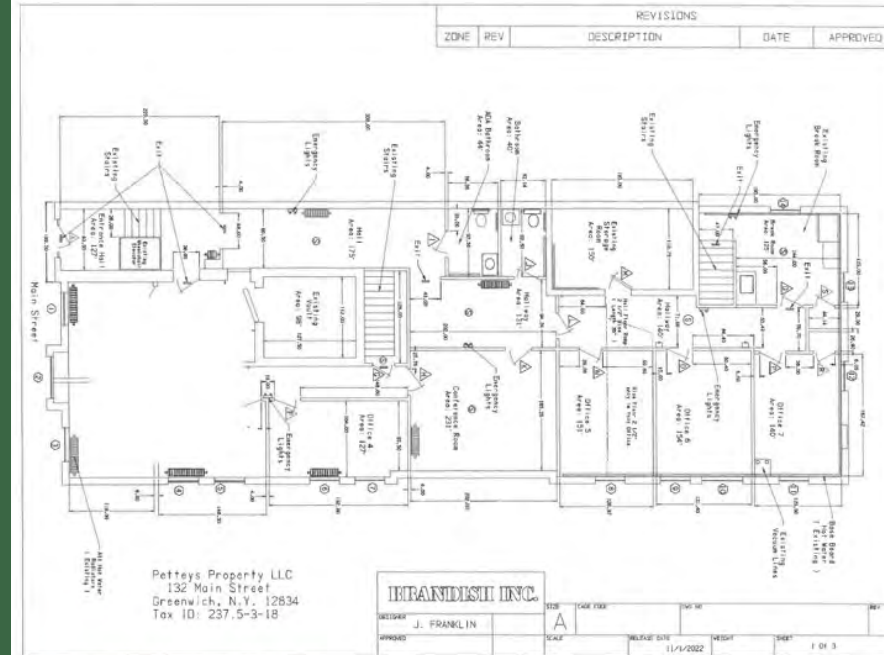
Readiness & Timeframe

Rehabilitation began in April 2023. All planning, design, permits, and funding are complete. This NY Forward phase will finalize restoration, with implementation starting immediately upon grant approval to revitalize downtown.



Updates From Sponsor

- Confirmed that only \$350k of the submitted project will be spent post-award. Sponsor is working to update their budget and cost estimates, but anticipates keeping the \$350k NYF ask and understands the 25% match requirement applies to post-award project costs.



Above: Proposed floor plan



Above: Current site

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- This is outside our zone, but seems like a good project to consider.
- Limited draw for pedestrian traffic and limited parking.
- Important historic gateway building to the Village of Greenwich.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- Will this building help offset taxes?

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- Prime building for development due to its location and historic nature.
- Improving the facade of the building has benefits but recommend small improvements fund instead.
- Two apartments and office space are outside the original downtown footprint.



Transform the Eddy Plow Works Building



Project Location:

25 Eddy Street

Project Type:

Redevelopment

Project Sponsor:

S&J Country Properties LLC

Property Ownership:

S&J Country Properties LLC

Funding Estimate:

\$646,000

Total Project Cost

\$450,000

Total NYF Funds Requested

30%

Sponsor Match %

Project Overview:

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

Public Comment

Favorable Comments:

- Historic building with so much potential that serves as a beautiful entrance to downtown
- Overdue for renovation. Would love to see office space and residential units here!
- Embraces the idea of expanding business to the lower end of the village while savoring the history of this building that has been unused for years

Suggestions:

- Increase the number of residential units
- Improve this side of town by capitalizing on the Battenkill. There needs to be better green space/landscaping designed to highlight the river, make the area more beautiful.
- Keep the history and improve parking access. The building is not easy to walk to.

Questions:

- Was the third floor ever developed? Is there decking on the back?
- Do you have water on this side? Is this building within the village?
- What about parking?

Concerns:

- None

Transform the Eddy Plow Works Building



25 Eddy Street

Existing Site Conditions

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

Capacity & Partners

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

Alignment with Vision & Goals

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

Readiness & Timeframe

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

Project Category



Redevelopment

Project Size



Medium

NYF Funds Requested



\$450,000

Updates From Sponsor

- None

No Proposed Condition Image Provided



Above: Existing site interior

Greenwich Goals



Housing



Walkability



Parks



Econ Opp



Development

Comments received:

- Two new apartments and space for a restaurant would benefit the downtown.
- Consider businesses other than cafe, unless it had hours outside current Village establishments.
- Budget seems too low to address the challenges of this 100+ year old building.

NYF Goals



Create active downtown



Attract new business



Enhance public spaces



Build diverse population



Grow local property tax base



Enhance downtown living



Reduce greenhouse gas emissions

Comments received:

- More businesses and apartments downtown will only help Greenwich.

Project Effectiveness



Community support



Project readiness



Catalytic effect



Co-benefits



Cost effectiveness

Comments received:

- The project isn't ready to roll out quickly.
- Budget request does not match the amount of work the building requires.

Convert Parish House into Mixed-Use Building



Project Location:
NY Forward Area

Project Type:
Redevelopment

Project Sponsor:
Colleen Crosby

Property Ownership:
Colleen Crosby
(pending)

Funding Estimate:
\$250,000

Total Project Cost

\$187,500

Total NYF Funds Requested

25%

Sponsor Match %

Project Overview:

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

Public Comment

Favorable Comments:

- Good site for more commercial spaces/housing
- Bit far from the main section of downtown but would be nice to extend foot traffic
- Increases housing

Suggestions:

- Needs a feasibility study to see what type of commercial space would work on the first floor

Questions:

- None

Concerns:

- Not sure another café/restaurant is needed
- Needs extensive work upstairs

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.

Project Category



Redevelopment

Project Size



Small

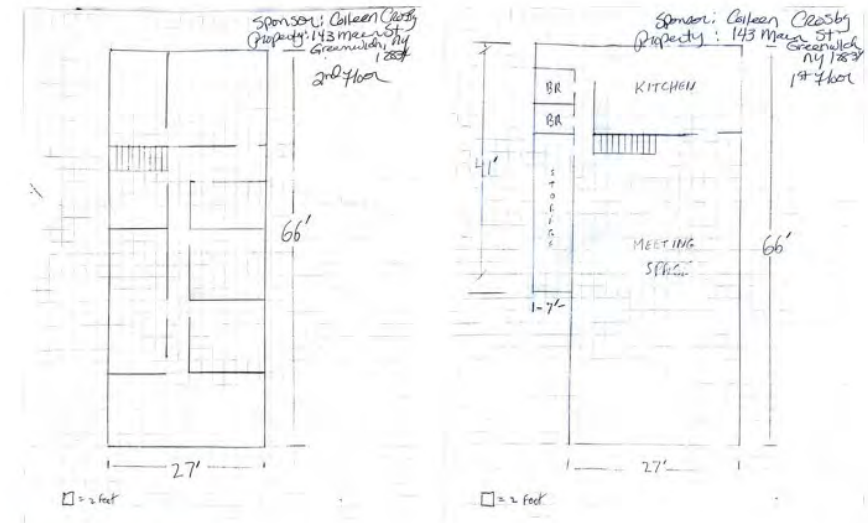
NYF Funds Requested



\$187,500

Updates From Sponsor

- None



Above: Floor plans



Above: Existing site exterior

Overview

15 primary projects total,
from **13** distinct sponsors,
with **\$10.3 million** requested of NYF,
leveraging over **\$22 million** in total investment

4 public projects from **2** 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)
6 private projects from **6** sponsors, total ask of **\$1.8 million**, of \$3.3 million (47% match)

(as of Open Call due date, Aug 6)

Overview

15 primary projects total,
from **13** distinct sponsors,
with **\$9.2 million** requested of NYF,
leveraging over **\$21 million** in total investment

4 public projects from **2** sponsors, total ask of **\$2.9 million**, of \$7.8 million (63% match)
5 non-profit projects from **5** sponsors, total ask of **\$4.6 million**, of \$11.1 million (58% match)
6 private projects from **6** sponsors, total ask of **\$1.7 million**, of \$2.3 million (26% match)

*(reflects **updated** project applications as of 9/17)*

Project Evaluation

Project Evaluation – reflecting projects as submitted



new units



budget flag



low



high

Tier 1	Project		Total Cost: \$14,690,000	NYF Request: \$3,684,000	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		\$1,325,000	\$350,000	●	●	●
Tier 2	Project		Total Cost: \$3,036,000	NYF Request: \$2,375,000	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		\$210,000	\$210,000	●	●	●
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: \$4,357,000	NYF Request: \$4,225,000	GW goals	NYF goals	Effectiveness
E	Expand the Battenkill YMCA Branch to Increase Program Offerings		\$3,550,000	\$3,550,000	●	●	●
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	●	●	●

Project Evaluation – reflecting projects as updated



new units



budget flag



low



high

Tier 1	Project		Total Cost: \$13,845,000	NYF Request: \$3,684,000	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	🏠	\$480,000 \$1,325,000	\$350,000	●	●	●
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 \$210,000	\$230,000 \$210,000	●	●	●
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: \$1,675,000	GW goals	NYF goals	Effectiveness
E	Expand the Battenkill YMCA Branch to Increase Program Offerings		\$3,550,000	\$1,000,000 \$3,550,000	●	●	●
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	●	●	●

Small Projects Fund

Small Project Interest Letters – as submitted

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	

Small Project Interest Letters – updated

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	Match %
ALL SMALL PROJECT INTEREST LETTERS RECEIVED			\$586,000	\$476,000	
I	Upgrade the Rough and Ready Museum to Accommodate Year-Round Accessible Use	Rough and Ready Engine and Hose Company No. 2	\$161,000	\$161,000	0%
J	Renovate the Exterior and Apartment at 106 Main Street	Hill & Main 312 LLC	\$250,000	\$188,000	25%
L	Revitalize the Commercial Space and Create a Residential Unit at 28 Main Street	Peter R. Veale AIA, LLC	\$228,000	\$169,000	26%
ALL PRIMARY PROJECTS ELIGIBLE FOR SPF			\$639,000	\$518,000	
TOTAL DEMONSTRATED INTEREST IN AN SPF			\$1,225,000	\$994,000	

SPF Grant Administrator

- Lake Champlain-Lake George Regional Planning Board?
- Private planning/economic development firm, contracted with the Village?

Up to 10% of the SPF available as grant administration fee (\$30k)

NYF Boundary

NYF Boundary – current



ID	Small Projects
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
h	Renovate 142 Main St Carriage House
ID	Projects
A	Restore and Reimagine Village Hall
B	Transform the Downtown Streetscape with Multi-Modal and Accessibility Improvements
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E	Expand the Battenkill YMCA Branch
F	Reconstruct the Mixed-Use Building at 126 Main Street
G	Expand Supportive Housing and Accessibility at 72 Main
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J	Renovate the Exterior and Apartment at 106 Main St
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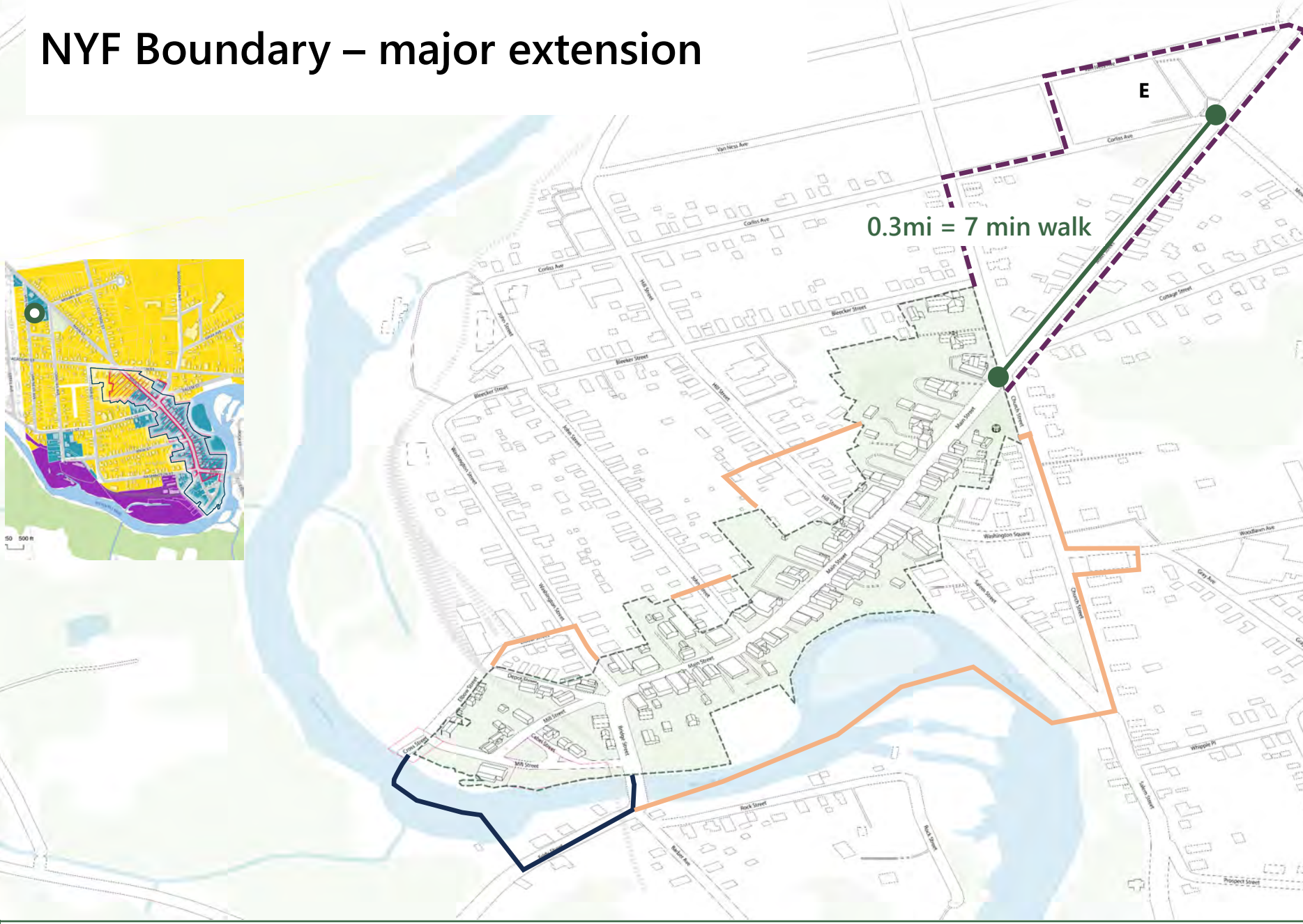
NYF Boundary – minor extensions

- - - - - For SPF to include commercial district + submitted interest letters
- - - - - For Project N



ID	Small Projects
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
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ID	Projects
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NYF Boundary – major extension



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
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P	Convert Parish House into a Mixed-Use Building

Local Planning Committee Q&A

Project Evaluation – for live editing



new units



budget flag



low



high

Tier 1	Project		Total Cost: \$13,845,000	NYF Request: \$3,684,000	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	🏠	\$480,000 \$1,325,000	\$350,000	●	●	●
Tier 2	Project		Total Cost: \$3,196,000	NYF Request: \$2,507,000	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 \$210,000	\$230,000 \$210,000	●	●	●
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	●	●	●
O	Create a Small Projects Fund for Downtown Improvements		\$390,000+	\$300,000			
P	Convert Parish House into a Mixed-Use Building		\$250,000	\$188,000			
Tier 3	Project		Total Cost: \$4,107,000	NYF Request: \$1,487,000	GW goals	NYF goals	Effectiveness
E	Expand the Battenkill YMCA Branch to Increase Program Offerings		\$3,550,000	\$1,000,000 \$3,550,000	●	●	●
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	●	●	●

Public Comment

please submit comments to
GreenwichNYF@gmail.com

Next steps

- ✓ Follow-up with Project Sponsors for needed information
- ✓ Work with Project Sponsors to develop proposals further
- ✓ Begin preparing for LPC Meeting 5

LPC Meeting 5

10/29

**6-8 pm
Greenwich Jr-Sr High
School**

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!