

VILLAGE OF GREENWICH NY FORWARD APPLICATION



REDC REGION: Capital Region

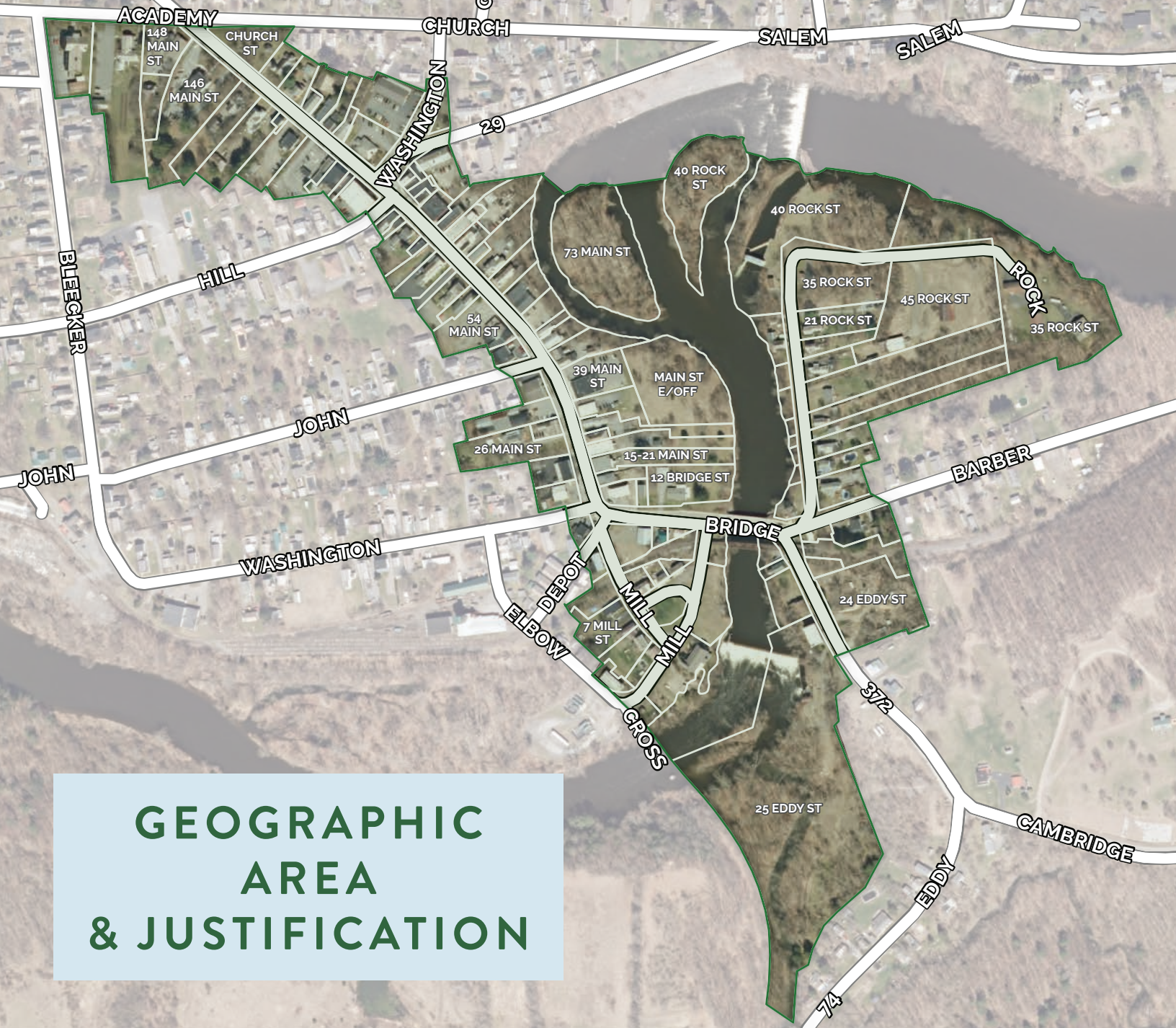
PROGRAM: NY Forward

MUNICIPALITY: Village of Greenwich

COUNTY: Washington

APPLICANT CONTACT:

Mayor Pamela Fuller, mayor@villageofgreenwich.org



GEOGRAPHIC AREA & JUSTIFICATION

The proposed NY Forward focus area has been the focus of years of planning initiatives, public engagement, grant funding, and private investment. The boundaries of the NY Forward area were determined by the Local Planning Committee (LPC) in consideration of this previous planning work, past and future investment, and impactful location along a high traffic corridor (NYS Routes 29 and 372). The entirety of the NY Forward focus area is within the NYS Department of State (NYSDOS) -designated Greenwich Brownfield Opportunity Area (BOA), offering additional tax incentives and grant funding opportunities that could build on NY Forward funding. In total, the focus area encompasses approximately 55 acres of the Village's historic Main Street corridor, key gateway and waterfront access points, and adjacent Strategic Sites from the Greenwich BOA Nomination Plan. The focus area runs along Main Street between Church/Academy and Bridge Streets, including ten properties poised for rehabilitation through a 2021 NY Main Street grant and four properties that are poised for Restore NY funding. To the north, it includes portion of adjacent Academy Street, including Village Hall, a BOA Strategic Site. South of Main Street, the focus area extends to Mill Street and the Mill Hollow neighborhood, a BOA Strategic Site that includes a planned Village waterfront park and recently purchased residential properties that are planned for rehabilitation. East of the Battenkill, the focus area runs along the waterfront to include Rock Street Park to the north and the Eddy Plow Works site to the south, both BOA Strategic Sites with planned projects.

VISION STATEMENT

The LPC, with the support of public survey results and public feedback, developed the following vision for Greenwich's downtown:

The Village of Greenwich will preserve its historic charm and small-town community character while promoting sustainable economic investment and infill development. The Village will leverage its bucolic location along the Battenkill River through increased accessibility to the waterfront. The Village will offer amenities and recreational assets for residents and visitors to support long-term wellness and economic growth. The Village of Greenwich will be a place where current residents and businesses can thrive and new residents and businesses are welcomed.

PAST INVESTMENT & FUTURE POTENTIAL

The Village of Greenwich and its champions in the public and private sectors have been extremely successful in the last ten years in attracting investment to the Village's downtown. The Village's appealing assets, including its historic building stock, walkable downtown, waterfront, and convenient location have attracted Federal and State incentives, leveraging private investment in Greenwich. While the Village's enthusiasm and planning efforts through the BOA program have helped establish a strong vision for the future, the reality is that in Greenwich, as in many upstate communities, organizational and financial capacity and funding resources are limited. The NY Forward funding is crucial to continuing local attraction and expansion efforts.

RECENT & ONGOING PLANNING EFFORTS

As noted, the Village has invested in its future through planning. It continues to act on the recommendations contained in this work; proactively seeking funding, investing in infrastructure, developing plans for underutilized sites, updating its land use codes, and working with partners to activate the waterfront.

2009 VILLAGE OF GREENWICH VISION PLAN

The 2009 Village of Greenwich Vision Plan was the product of a community visioning process undertaken by the Village of Greenwich and SUNY ESF's Center for Community Design Research (CCDR). Goals and action strategies identified in the Plan include:

- Reinforcing the Village as a walkable community and strengthening pedestrian-oriented connections;
- Establishing strong physical and visual connections between the Village and the Battenkill;
- Establishing a sustainable diversified Village economy and bringing appropriate new uses to strategic development sites;
- Caring for, maintaining, and improving public and private properties; and
- Respecting and marketing the historic and traditional characteristics that define Greenwich.

The Plan also includes several specific recommendations applicable to the NY Forward focus area, including:

- Streetscape enhancements along Main Street and between the residential neighborhoods and existing and new destinations;
- Additional waterfront parks;
- Strengthened visual connections from Main Street to the Battenkill; and
- Redeveloping Mill Hollow.

Overall, the Village Vision Plan reflects the community's thoughts and provides tremendous insight into the potential of the Village.

COMMUNITY ACTION PLAN FOR GREENWICH, NEW YORK

In 2017, the Village of Greenwich received funding through the Local Foods, Local Places Technical Assistance Program to prepare a Community Action Plan, with the goals of establishing a sustainable and diversified Village economy, strengthening the Main Street business district as a center of commercial activity, and bringing appropriate new uses to strategic redevelopment sites. Additional Plan goals included expanding existing community partnerships, creating an environment that encourages food entrepreneurs, and strengthening their existing efforts to develop the local food economy. The Plan's vision for Greenwich includes, notably, riverfront access from downtown, streets alive with people of all ages, an economically thriving downtown, and vacant spaces filled with art and light.

MAIN STREET STREETScape PLAN

The 2019 Main Street Streetscape Plan was a year-long planning project undertaken by the Village of Greenwich with funding provided by the Adirondack/Glens Falls Transportation Council (A/GFTC). The Plan was born out of Village concerns about the adequacy of parking, inconsistency of streetscape features, lack of wayfinding signage, and limitations on waterfront access. Key recommendations in the Plan included formalizing and enhancing pedestrian amenities and connections between nearby destinations, maximizing available vehicular parking through parking management strategies, providing for waterfront access opportunities to connect the downtown to the Battenkill waterfront, and anticipating and coordinating future land use changes with the adjacent transportation network.

GREENWICH REVITALIZATION PLAN (BOA NOMINATION STUDY)

In 2022, the Village of Greenwich, with the Town of Greenwich, completed the NYSDOS-funded Greenwich Revitalization Plan (BOA Nomination Study). The year-long planning process established a vision for the Village and Town that includes reimagining vacant and underutilized sites, highlighting the waterfront, and enhancing connections. In August 2022, the Greenwich BOA was designated by the NYS Secretary of State. The Village, with the Town, anticipates BOA Pre-Development funds for zoning and infrastructure projects to facilitate the vision identified in the Plan.

As the entirety of the NY Forward focus area is within the designated Greenwich BOA, many of the Plan recommendations are relevant to this application, including:

- Infill development and revitalization along Main Street;
- Rehabilitation and activation of Village Hall;
- Rehabilitation of vacant properties in Mill Hollow with much needed rental housing;
- Reactivation of Eddy Plow Works with a mix of uses and waterfront access;
- Encouraging high quality, context-sensitive urban design;
- Promoting and encouraging a greater variety of housing;
- Supporting ongoing revitalization initiatives;
- Supporting the re-occupancy of vacant commercial buildings;
- Creating Mill Hollow Park;
- Completing Mill Hollow Boat Launch;
- Implementing Main Street streetscape improvements; and
- Developing a wayfinding signage program.

GREENWICH COMPREHENSIVE PLAN

Building on the successful collaboration between the Village and Town of Greenwich during the BOA Nomination planning process, the two communities are currently collaborating to prepare a joint Comprehensive Plan. This will be the Village's first Comprehensive Plan and will set the stage for a zoning update process expected to begin in the spring.



CAPITAL REGION ECONOMIC DEVELOPMENT COUNCIL STRATEGIC PLAN

The 2011 Capital Region Economic Development Council (CREDC) Strategic Plan details goals, strategies, and actions to be undertaken to achieve greater success for the area and its residents. Relevant goals and strategies from the Plan include:

- Reclaiming, reinvigorating, and restoring waterways and waterfronts;
- Making the Capital Region's communities 24-hour exciting, attractive places not only to work, but to live, with homes, offices, entertainment venues, cultural and educational institutions and shopping;
- Developing "social centers of gravity," rich in entertaining, dining and cultural activities; and
- Capitalizing on the region's inherited and created assets, leveraging the beautiful, natural environment, deeply rooted in history, arts, and culture and using them as beacons and anchors to make the region's communities thrive.

RECENT INVESTMENT

The proposed NY Forward focus area and surrounding community have seen an influx of investment over the past decade, and particularly since 2020. Highlights of just a few of the recent investments in the study area are provided below.

- **The Craft Beverage market is alive and well** in Greenwich since the opening of Argyle Brewing Company on 1 Main Street in 2014. They are now in the process of renovating the neighboring 9 Main Street, converting the vacant structure into a tasting room for their distillery Main Street Distilling, with the assistance of NY Main Street funding. Moon Cider recently opened a tasting room for their farm-made ciders, cysers, and meads.
- **Improvements were recently made to the Rough & Ready Firehouse Museum** on Main Street, including a renovation of the upper floor event space. Other recent improvements have focused on preserving and restoring the historic structure, with a total investment of over \$13,000.
- **New "Battenkill Connector" banners and Veteran banners** have been installed throughout the study area and greater Village, highlighting the Village's location along this renowned water resource and its tight-knit community pride.
- **Renovations and improvements to the Greenwich Free Library** were undertaken between 2016 and 2022,

including creating a new reading and gathering space, new public meeting spaces, a new local history room, and a fully renovated main floor to provide even better service to the community. These projects and others were partly funded by \$530,000 in grants from NY State Aid for Library Construction.

- **Renovations and beautification of Livery Square.** Originally a horse stable and then an auto repair, Livery Square was converted to a commercial center with local shops in the early 1990s. Sold in 2019, the new owner has invested over \$50,000 in building and site upgrades, including new HVAC, drainage wells, landscaping, irrigation, signage, paint, gutters, and branding/marketing.
- **Rebirth of anchor Village Restaurant, Wallie's** with the assistance of a \$500,000 NY Main Street Anchor grant and \$300,000 of ESD funding. Wallie's, a Greenwich institution since 1929 had sat vacant for almost 20 years. The building was fully renovated and reopened in 2021 to much fanfare.
- **Local community services were expanded** with the establishment of the Greenwich Youth Center (GYC) in 2012 and Comfort Food Community (CFC) in 2014. Since CFC's founding in 2014, they have expanded to a new, larger pantry space to better serve the community, are building out a regional food hub, and currently have eight full-time employees, a highly active board of directors, and a large group of dedicated volunteers.
- **Housing in the Village continues to be improved,** with the purchase and rehabilitation of existing structures. At 1-3 Cabel Street, Mazec Enterprises is investing over \$200,000 to bring a multifamily home back to life, a major investment in the Mill Hollow neighborhood.
- **The community has a new gathering space,** at Gather (103 Main Street). Opened in 2018 after spending \$25,000 to fit out the space, Gather is an event and meeting space that aims to build a vibrant community by supporting inclusivity, creativity, and human connection.
- **Beyond local investment, the Village has seen an influx of grant funding.** Over the last decade, the Village had been awarded over \$5 million in State and Federal grant funds for planning, construction, and infrastructure projects.

FUTURE DEVELOPMENT POTENTIAL

The 2022 Greenwich Revitalization Plan (BOA Nomination Study) identified a total of 24 underutilized, vacant, or abandoned properties within the proposed focus area that provide opportunities for adaptive reuse and new development of a mix of uses and much needed housing. With a community supported vision, a recently updated pedestrian-oriented zoning along Main Street, and the presence of existing water and sewer infrastructure, the focus area is ripe with untapped redevelopment potential.

Thanks to a \$3 million Water Infrastructure Improvement Act (WIIA) grant the Village was awarded, the Village is moving ahead with improvements to the existing water system, including replacing water mains along Main Street and throughout the Village with higher capacity pipes that will connect to new wells the Village recently constructed. The project is fully designed and funded, and construction will begin soon, ensuring that future development has adequate water supply. The Village is also proceeding with the design phase for a new, higher capacity wastewater plant to help support the new development and uses envisioned in the NY Forward focus area. The Village's recent Main Street zoning updates will ensure that future development is consistent with Smart Growth and Complete Streets principles and that it consider opportunities for energy efficiency.

There is also strong private sector demand for building rehabilitation and new construction, as demonstrated by property owner interest in the Village's Main Street grant solicitation and funding and response to the NY Forward request for projects. Because of the study area's location, including its walkable nature, existing built condition, mixed use zoning, and strong sense of place, future development in the study area will inherently be consistent with Smart Growth principles.

The NY Forward focus area is comprised of a mix of long-standing businesses and institutions, such as regional banks, the YMCA, and Post Office, as well as new enterprises and small businesses. This mix provides a stable economic base and an entrepreneurial mind set. Membership in the Greenwich Chamber of Commerce is comprised of 195 businesses and growing. Greenwich is fortunate to have active business participation in a wide variety of community events and activities, contributing to a strong sense of community and vested interest in the success of Main Street.



RECENT & IMPENDING JOB GROWTH

Employment in the Village of Greenwich is diverse. The largest employment sector is educational services, representing 44% of local employment, followed by manufacturing (17%), public administration (11%), finance and insurance (5%), and retail trade (5%). The Greenwich Central School District is the primary educational employer. Within the greater Town of Greenwich, Fort Miller Group is one of the largest employers. Their Precast Concrete Solutions division in Greenwich has over 200 employees and is winning international accolades for their innovative work on projects, such as Little Island in New York City. In the retail and services trades, employment continues to grow as the number of businesses lining Main Street increases. In terms of five-year growth, those sectors that have experienced the greatest increase in local employment over the last five years are generally in the FIRE (Finance, Insurance, and Real Estate) industries, indicating that the Village is successfully transitioning from the industries that historically made up the bulk of local employment.

Beyond local employment, with the shift to remote work and employees choosing to locate based on quality of life rather than

place of employment, the number of remote workers is similarly expected to grow, bolstering the local economy. The impacts of this shift can be seen quantitatively in the local housing market and self-employment rate. In terms of the housing market, home values in Greenwich have increased by 30% over the last five years¹, and interest in homes in Greenwich and the surrounding County has skyrocketed since the onset of the pandemic. Washington County is one of the most entrepreneurial counties in the State of New York. Close to 10% of the County's workforce is self-employed, a rate which is more than 3.5% higher than the State average. Businesses that start here, stay here.

This broad mix of employment, from manufacturing, to education, retail, white collar, and creative jobs, creates a sustainable economy; no one sector's disruption will alter the Village's upward economic trajectory.

Looking outside the Village borders, job growth trends continue. Business formation activity last year grew at the fastest rate in the Capital Region among New York's ten economic development regions, according to a Center for Economic Growth (CEG) analysis of new U.S. Census Bureau data.² Looking ahead, with the planned growth of Global Foundries in neighboring Saratoga County, this growth is only expected to continue.

¹ Zillow Home Value Index

² <https://www.ceg.org/articles/capital-region-leads-nys-for-annual-business-formation-growth/>

QUALITY OF LIFE

Greenwich is a highly engaged community with incredible community support services. These include the Greenwich Youth Center (GYC) and Comfort Food Community (CFC). The non-profit GYC, formed in 2001 and housed in Village Hall, offers a range of programs to encourage academic achievement and creativity, including Creative Arts, Academic Partners, Safe Sitter, and Health and Wellness programs. CFC is a non-profit organization founded and located in Greenwich that provides access to fresh, wholesome food through a dynamic operation of programs, including Food Pantry services, Supplemental Student Nutrition in schools, mobile produce distribution, Food Pharmacy & Farmers Market outreach (produce prescription programs for low-income individuals with pre-existing chronic health conditions), and nutrition education.

Greenwich is rich in history, from its association with the abolition movement and Underground Railroad, to being the home of numerous historical figures, including Susan B. Anthony and Chester A. Arthur, and its intact historic architecture and State/ National Register (S/NR) listing.

Greenwich Central School is a top performing school in the State, with the Junior-Senior High School ranking in the top 10% of high schools in the US for five years in a row.

Local businesses in Greenwich are growing and well supported by a staffed local Chamber. The Village's Main Street includes multiple restaurants, a brewery and cidery, a range of shops for essentials and gift items, and event spaces that host Farmers Markets and community events.



Greenwich is a destination for unique community events year-round.

The Greater Greenwich Chamber of Commerce hosts a range of events annually that are loved by locals, and destinations for visitors. These include, most notably, the Greenwich Lighted Tractor Parade, which has become one of the largest events in Washington County and, unofficially, the largest parade of its kind in the country. It is estimated that 10,000 people attended the parade in 2021 to view over 60 tractors and displays travel through the heart of the Village. Just outside the Village, the Washington County Fairgrounds is site of the oldest and largest agricultural fair in the State, in addition to hosting numerous other events annually.

The Village is a quaint, walkable community

where residents and visitors can safely stroll down Main Street to visit its range of shops, enjoy a pause in the Village's multiple historic pocket parks, and easily access community amenities, including the Greenwich Free Library, GCS, and YMCA.

Village residents and visitors can easily access a range of outdoor experiences,

from hiking the trails at Thunder Mountain and Dionondahowa Falls, to walking along the waterfront at Hudson River Crossing Park, biking the Empire State Trail, skiing at Willard Mountain, and visiting the many farms and agritourism destinations found throughout Washington County.

SUPPORTIVE LOCAL POLICIES

The Village of Greenwich is committed to creating and implementing policies to increase livability and quality of life.

As demonstrated in the “Recent and Ongoing Planning Efforts” section, the Village has undertaken several planning and implementation initiatives that have recommended cleaning up and redeveloping brownfields, increasing the diversity and affordability of local housing, and increasing economic opportunities. All planning efforts are founded on strong public participation and community engagement.

Consistent with this planning work, the Village is dedicated to updating its zoning codes and standards to promote Smart Growth principles. This past spring, the Village adopted targeted zoning code updates for Main Street that encourage mixed-use development and the provision of electric vehicle (EV) chargers and bicycle parking, provide greater flexibility in meeting parking requirements (including shared parking), and identify site plan guidelines supportive of a walkable, pedestrian oriented downtown. The Village, with the Town, submitted a 2022 Consolidated Funding Application (CFA) to undertake broader zoning code updates to

bring the Village Zoning in line with the recommendations of the Greenwich Revitalization Plan (BOA Nomination Study), including encouraging a greater range of housing development and mixed-use waterfront development.

The Village is also implementing projects that are in keeping with these climate smart policy changes. The Village has installed two EV charging stations at Village Hall and is in the process of switching all streetlights to LED.

In addition to these municipal efforts, Greenwich is home to the Agricultural Stewardship Association (ASA), a local non-profit, community-supported land conservancy dedicated to protecting local farmland and working forests from encroaching development. The ASA has conserved nearly 30,000 acres of land in the surrounding area. Land conservation offers a double benefit for the climate. It not only helps absorb greenhouse gases; it also prevents significant greenhouse gas emissions that would result from development — including deforestation, construction, and the additional driving required by poorly planned growth.

PUBLIC SUPPORT

The Village of Greenwich is fully committed to obtaining and engaging its residents. The Village of Greenwich has spent the past three years conducting public planning processes centered around Main Street that have led to and informed this NY Forward application. For each of these projects, a wide variety of public engagement opportunities were organized, from formal presentations to surveys and in-person open houses. With this mindset, the same approach was taken in developing this NY Forward application.

COMMUNITY SURVEY

In 2021, community members were invited to participate in a community survey with a series of multiple choice and short answer questions related to their vision for Greenwich. They were asked a variety of questions ranging from what makes the Village unique to what they would like to see downtown. A total of 125 community members completed the survey, providing rich responses that detailed their view of downtown today and their vision for downtown tomorrow.

Quiet beauty, nice little people, walkability, business, Parks
community, quaintness, friendly, school, Quaint, Walkable
Small shopping, Main Street, Small town charm
village, clean, Battenkill, Historic, architecture, history, charming
areas, one Beautiful, quality, safe

APPLICATION WEBSITE

The Village created a NY Forward application website, www.greenwichforward.com, in the summer of 2022. The application website contained information about the NY Forward process, the LPC, press releases, upcoming events, a document library, and an opportunity to submit comments and stay in the loop about the project.

REQUEST FOR PROJECTS

The Village had an open call for project proposals to solicit project ideas from the community. Hard copies of the request for projects were available, and a digital version of the form was also posted on the Village's social media and on the www.greenwichforward.com website. The request for projects was open the entire month of August 2022.

LPC INVOLVEMENT

A broad-based group of community leaders make up Greenwich's 12-member NY Forward Local Planning Committee (LPC), including residents, business owners, and leaders of local government and non-profit agencies. The LPC met during the application preparation period and was instrumental in their insight and feedback throughout the process, reviewing application material and serving as community liaisons.



Greenwich Forward LPC Members

Mayor Pamela Fuller • Deputy Mayor
Cathy Brown • George Casey, Zoning
Board of Appeals • Chris Castrio,
Business Owner • Ruly Graves, Greater
Greenwich Chamber of Commerce •
Mark Hebert, Comfort Food Community
• Aaron Kendall, Zoning Board of Appeals
• Sarah Murphy, Greenwich Free Library
• Teri Ptacek, Former Agricultural
Stewardship Association Executive
Director • Katherine Roome, Business
Owner • Bill Wade, Sterling Holding
(SDVOSB)

PUBLIC WORKSHOP

The LPC organized a workshop that was held on September 13 to provide an opportunity for the public to contribute to the development of the downtown vision, identify needs, opportunities, and potential projects, review the preliminary list of projects to be included in the application, and suggest additional projects. The event was held at Gather, an ADA-accessible, popular local business and community event space in the study area. The event was advertised for over two weeks, including postings on the Village website and social media, flyers posted around town, an email blast by the Greenwich Chamber of Commerce, and an article in a local paper, the Post-Star. Over 25 members of the public attended the meeting.

SOCIAL MEDIA & PRINT MEDIA

Regular updates on the application planning process were posted on the Village's website and in the local paper. All project updates included an opportunity for public feedback through comment and via phone or email to the Village's planning consultant.

ADDITIONAL PUBLIC SUPPORT

Additional residents and property owners have served on committees, sponsored special events, and have assisted with redevelopment planning through the various planning initiatives undertaken by the Village and its partners in recent years. County, State, and Federal representatives have given full support to the Village to move its downtown initiatives forward. Greenwich's NY Forward strategy is supported by a broad coalition of supporters and follows multiple planning efforts including the Greenwich Vision Report, Main Street Streetscape Plan, and Greenwich Revitalization Plan (BOA Nomination Study).



VILLAGE OF GREENWICH

Public Workshop for NY Forward Application

What would you do with \$4.5 million?

Help plan the future of the Village of Greenwich on Tuesday, September 13th from 6-8 PM at Argyle Brewing Company

The Village of Greenwich is applying for a grant from the **NY Forward program**, which provides funds for downtown revitalization and could result in a grant of **\$2.25 - \$4.5 million**.

On **Tuesday, September 13th**, representatives from **LaBella Associates** will conduct a public engagement workshop to contribute to the development of the downtown vision, identify needs, opportunities and potential projects, and review the preliminary list of projects to be included in the application. All are welcome to attend and participate in what will be a dynamic and interactive session.

For more information about the NY Forward program and the Village's application process, go to www.greenwichforward.com. Your input is important!

A 2 Hour Discussion

Tuesday September 13
6:00 pm - 8:00pm
Argyle Brewing Company
1 Main Street, Greenwich, NY 12834
Rain Location: **Gather**
103 Main Street, Greenwich, NY 12834

For More Information: www.GreenwichForward.com

NEW YORK NY Forward
Village of Greenwich
LaBella

Community input was instrumental in developing this application and included a public survey, an open house, LPC collaboration, an open project solicitation, and online engagement.

In total, over 200 community members contributed to this application.



TRANSFORMATIVE PROJECT OPPORTUNITIES

The LPC selected 14 highly impactful projects with high community support. The identified projects are ready for implementation with leverage committed, would further the community identified downtown vision, and would have transformative impacts on Greenwich and the greater region.

To identify potential private projects, the Village advertised an open request for projects in July 2022, which remained open until September 1, 2022. Projects were identified during this period and reviewed with the LPC for their feasibility, readiness, and ability to leverage other funding sources. The projects were also presented at the September 13, 2022 public open house to garner feedback. The

private projects would leverage over \$1.5 million in other funding, including other grant funding and private financing, and would introduce an estimated 50 jobs and 16 housing units.

The identified public projects are the result of extensive community engagement through the Greenwich Vision Plan, Main Street Streetscape Plan, and Greenwich Revitalization Plan (BOA Nomination Study). These projects, which were also reviewed by the public at the September 13 open house, reflect established community priorities, including improved waterfront access and connectivity, and would complement the identified private projects.





1

INFILL DEVELOPMENT AT THE HISTORIC WILMARTH SITE

In February 2022, a devastating fire reduced the historic Wilmarth Building at 124 Main Street to rubble, displacing residents of the building's upper floor apartments and tenants of its ground floor commercial space. Flatley Read Holdings, Inc., a community development and environmental analysis corporation, acquired the property and is proposing reconstructing the historic three-story brick commercial/residential building. Originally constructed in 1892, the Wilmarth Building contributed to the Village of Greenwich's National Historic District designation. It was a great loss to the community and has left a visible gap in the Village. The project sponsor plans to reconstruct the historic brick façade and defining historic features, while incorporating 21st century building techniques to improve energy efficiency and reduce its carbon footprint. The project will include up to nine affordable rental units and 3,000 SF of ground floor commercial space to be occupied by businesses that will contribute to the economic success of the downtown area. Flatley Read Holdings, Inc. is a New York State Certified Woman-Owned Business. The project will leverage over \$1.47 million in funding, including anticipated Restore NY, HCR Community Investment Fund, NY Main Street grant funding, and NYSEDA tax credits and potential grant funding. The project sponsor has engaged an architectural consultant that has developed project plans and detailed cost estimates, and consultation with SHPO has been initiated.

PROJECT SPONSOR: Flatley Read Holdings, Inc.

PROPERTY ADDRESS: 124 Main Street

ANTICIPATED TOTAL PROJECT COST: \$2,950,500

NY FORWARD FUNDING REQUEST: \$1,475,250

LEVERAGED FUNDS:

- Restore NY
- HCR Community Investment Fund
- NY Main Street
- NYSEDA

READINESS STATUS:

- Site control
- Cost estimates
- Architectural design
- SHPO consultation

JOBS CREATED: 12

TIMING: The anticipated Restore NY funding requires construction begin within one year.

The restored Eddy Plow Works building will beautify a Village gateway and create a place of respite with wellness spaces and waterfront access.



2

RESTORE EDDY PLOW WORKS

The Eddy Plow Works site is a historic waterfront site located at the gateway to the Village that has sat vacant for decades. The property owner/developer intends to rehabilitate the 6,300-SF building with four apartments on the upper floors, and a mental health wellness space on the ground floor. The building's ground floor would be occupied by the property owner's mental health counseling business, Whole Connection Mental Health Counseling, and other mental health professionals. In addition to the building renovation, the project would involve site improvements to allow waterfront access and activation for building residents and the public, creating a unique waterfront wellness space along both the Battenkill and Fish Creek, which border the site. The project site was identified as a Strategic Site in the 2022 Greenwich Revitalization Plan (BOA Nomination Study).

PROJECT SPONSOR: Townsend Land Holdings, LLC

PROPERTY ADDRESS: 25 Eddy Street

ANTICIPATED TOTAL PROJECT COST:
\$1,300,000

NY FORWARD FUNDING REQUEST: \$650,000

LEVERAGED FUNDS:

- Restore NY
- Private financing

READINESS STATUS:

- Site control
- Cost estimates
- Commercial tenant secured
- SHPO consultation

JOBS CREATED: 8

TIMING: The anticipated Restore NY funding requires construction begin within one year.

3

REVITALIZE GREENWICH HARDWARE

The former Greenwich Hardware building at 118 Main Street was an active part of the downtown business landscape for decades, most recently occupied by an antique store. The fire at neighboring 124 Main Street this past winter damaged the building, causing the antique store to vacate. The building was recently sold to a local business and developer who intends to renovate the structure and convert the space for occupancy by a restaurant/hospitality tenant. The project sponsor has extensive experience developing projects locally, including restaurants. The project is expected to be included in a Restore NY application for funding, with neighboring 124 and 132 Main Street, which will advance SHPO consultation (fall 2022) and ensure that construction is initiated in 2023. The building is a contributing historic structure in the Greenwich Historic District.

PROJECT SPONSOR: Battenkill Motors, LLC

PROPERTY ADDRESS: 118 Main Street

ANTICIPATED TOTAL PROJECT COST:
\$400,000

NY FORWARD FUNDING REQUEST: \$200,000

LEVERAGED FUNDS:

- Restore NY
- Private equity

READINESS STATUS:

- Site control
- Cost estimates
- Available capital
- SHPO consultation

JOBS CREATED: 11

TIMING: The anticipated Restore NY funding requires construction begin within one year.

4

REOCCUPY FORMER GLENS FALLS NATIONAL

Petteys Properties LLC purchased the former Glens Falls National building at 132 Main Street in 2021 with plans to renovate the interior of the former bank building into a multi-tenant office building. Just months later, the property was damaged by the fire at neighboring 124 Main Street. The fire damage has created the need for additional building renovations – and expenses – including roof and exterior wall repairs. To partially fund the renovation, the project sponsor was selected as one of the ten downtown recipients of NY Main Street grant funding. In addition, the building, along with neighboring 118 and 124 Main Street, is included in the Restore NY application the Village is submitting for funding. The NY Forward funding would leverage these funds and enable the project sponsor to complete these important renovations on a historic structure in the Village's downtown. The project has interested and secured building tenants, including the project sponsor's accounting business. In total, the project is expected to introduce approximately 19 full time jobs.

PROJECT SPONSOR: Petteys Properties, LLC
PROPERTY ADDRESS: 132 Main Street
ANTICIPATED TOTAL PROJECT COST: \$275,000
NY FORWARD FUNDING REQUEST: \$137,500
LEVERAGED FUNDS:

- Restore NY
- NY Main Street
- Private financing

READINESS STATUS:

- Site control
- Cost estimates
- Commercial tenant secured
- SHPO consultation

JOBS CREATED: 19

TIMING: The anticipated Restore NY funding requires construction begin within one year.

5

CONVERT MILL HOLLOW APARTMENTS

5 Cabel Street and neighboring 1-3 Cabel were built in 1790 to support the housing needs of the then vibrant mills operating in Greenwich. The Battenkill River was the life blood of these mills creating energy and employment for the local economy. Mazec Enterprise purchased these properties in 2021 with the intent of bringing them back to life as design sensitive, green living spaces for single professionals or young couples looking to locate in the area. Construction on 1-3 Cabel began in August 2022 and is expected to be completed in May 2023, demonstrating the project sponsor's commitment to the Mill Hollow neighborhood, redevelopment experience, and understanding of project costs. The next phase, 5 Cabel Street rehabilitation, for which the project sponsor is seeking NY Forward funding, would convert the 1,768-SF single-family building into two two-bedroom units. These structures were identified as a Strategic Site in the Greenwich Revitalization Plan (BOA Nomination Study) and are optimally situated to allow the inhabitants a green space and water feature. The river offers a unique and desired location for much needed rental properties in the Greenwich area.

PROJECT SPONSOR: Mazec Enterprise
PROPERTY ADDRESS: 5 Cabel Street
ANTICIPATED TOTAL PROJECT COST: \$211,000
NY FORWARD FUNDING REQUEST: \$100,000
LEVERAGED FUNDS: Private financing
READINESS STATUS:

- Site control
- Cost estimates
- Available capital

JOBS CREATED: N/A

TIMING: Construction Fall 2023 - Spring/Summer 2024





6 IMPLEMENT MAIN STREET STREETScape IMPROVEMENTS

The Village is proposing completing transformational streetscape improvements to Main Street between Academy/Church Street and Bridge Street. The original concept plan was initially developed through the community-led 2019 Main Street Streetscape Plan that was funded by the A/GFTC; the project was also a key recommendation of the 2022 Greenwich Revitalization Plan (BOA Nomination Study). These improvements will increase pedestrian safety, provide better pedestrian and bicyclist amenities, and create accessible and adequate walkways for local businesses and their patrons. It is anticipated that these improvements will further attract private improvements to local business facades. Since the Main Street Streetscape Plan was completed, the Village has progressed on the engineering of needed infrastructure upgrades along the corridor, made possible through a \$3 million WIIA grant. The Village proposes to implement the recommended streetscape improvements in concert with the waterline replacement project to increase efficiency and decrease costs and traffic disruptions.

PROJECT SPONSOR: Village of Greenwich

PROPERTY ADDRESS: Main Street

ANTICIPATED TOTAL PROJECT COST: \$4,360,750

NY FORWARD FUNDING REQUEST: \$4,360,750

LEVERAGED FUNDS:

- WIIA
- A/GFTC

READINESS STATUS:

- Site control
- Concept plans
- Cost estimates

JOBS CREATED: N/A

TIMING: The project will be constructed in conjunction with the water infrastructure project, which is fully funded and designed.



7 DEVELOP MILL HOLLOW PARK

The 2019 Main Street Streetscape Plan and 2022 Greenwich Revitalization Plan (BOA Nomination Study) developed a community-support concept plan for the Mill Hollow Park, featuring passive recreation features such as a great lawn, picnic areas, and an overlook plaza, in addition to a canoe/kayak take-out. Taking inspiration from other parks in the Village, a monument plaza is envisioned at the intersection of Mill and Cabel Streets, which would also serve as a visual focal point to draw pedestrians down Mill Street from Main Street. In conjunction with the park, that the project includes streetscape improvements along both Mill and Cabel Streets, to further reinforce the connection to Main Street to the north and the Mill Hollow boat launch (Project 12) to the west. The park is proposed to be located on existing Village-owned land and underutilized roadways.

PROJECT SPONSOR: Village of Greenwich

PROPERTY ADDRESS: Mill Street

ANTICIPATED TOTAL PROJECT COST:

\$1,020,000

NY FORWARD FUNDING REQUEST: \$1,020,000

LEVERAGED FUNDS: A/GFTC

READINESS STATUS:

- Site control
- Concept plans
- Cost estimates

JOBS CREATED: N/A

TIMING: Detailed design development in 2023, and construction in 2024.

8 IMPROVE ROCK STREET PARK

Rock Street Park is an underused existing waterfront park that was identified as a Strategic Site in the 2022 Greenwich Revitalization Plan (BOA Nomination Study). Based on feedback from community members during the BOA planning process, the Village is proposing a series of enhancements to Rock Street Park to increase connectivity to the neighboring community, diversify park programming, and address wet soil conditions that make much of the park unusable at certain times during the year, particularly the spring.

PROJECT SPONSOR: Village of Greenwich

PROPERTY ADDRESS: Rock Street

ANTICIPATED TOTAL PROJECT COST: \$950,000

NY FORWARD FUNDING REQUEST: \$950,000

LEVERAGED FUNDS: Potential future OPRHP or BOA Pre-Development funding

READINESS STATUS: Site control

JOBS CREATED: N/A

TIMING: Design development in 2023, and construction in 2024.

9 STABILIZE & REHABILITATE VILLAGE HALL

The current Village Hall building was constructed in 1848 as the Union Village Academy and is one of the most significant historical buildings in the Village. Although the basic structure remains surprisingly sound, the entire back half of the building was destabilized through a renovation in 1952 to accommodate the Greenwich Volunteer Fire Department. Several years ago, the Fire Department moved to a new building, and the space they previously occupied has been deemed unsafe to use without renovation. In addition, much of the building is not ADA-accessible, limiting its public use. In 2018 and 2019, the Village convened a task force to study Village Hall, past and future, and reached out to citizens via a survey and a public planning meeting. The result was strong support for renovating the building in a way that preserves the historic elements and creates a true community center. Because of these factors, the site was identified as a Strategic Site in the 2022 Greenwich Revitalization Plan (BOA Nomination Study). In 2021, the Village of Greenwich commissioned a Building Conditions Report, made possible through a Preserve NY grant. The requested funding would be used to complete the prioritized recommendations identified in the Building Conditions Report, including addressing current structural concerns and ADA compliance, which would enable the current vacant portions of the building to be occupied by community supported and needed uses, including senior support services and a potential Comfort Food Community (CFC) food pantry space.

PROJECT SPONSOR: Village of Greenwich
PROPERTY ADDRESS: 6 Academy Street
ANTICIPATED TOTAL PROJECT COST: \$1,200,000
NY FORWARD FUNDING REQUEST: \$1,200,000
LEVERAGED FUNDS: Preserve NY
READINESS STATUS:

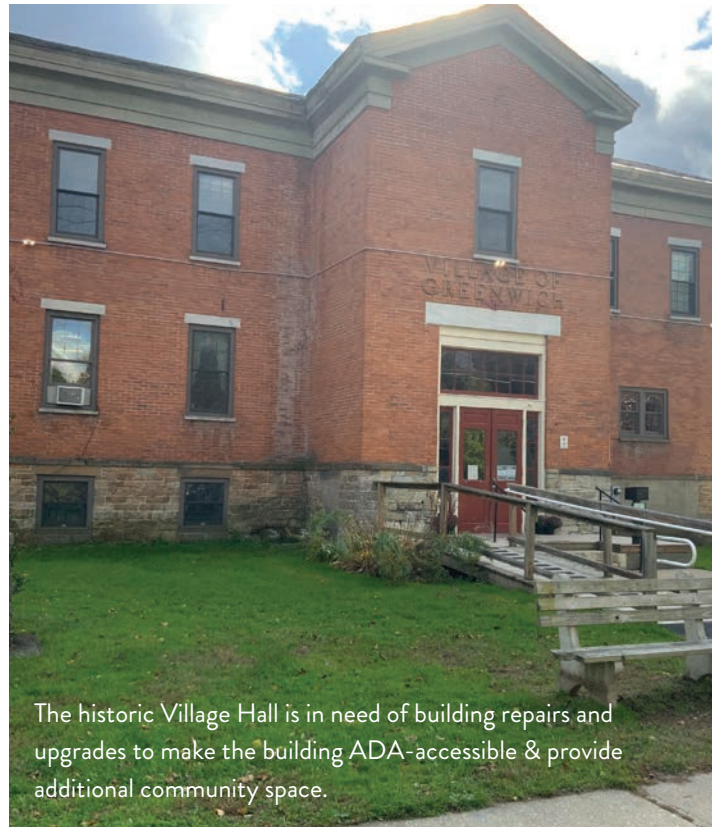
- Site control
- Building condition study completed
- Public visioning survey
- Interested potential tenants

JOBS CREATED: TBD
TIMING: Design development in 2023, and stabilization and construction in 2024 - 2025.

10 CREATE ROCK STREET DOG PARK

The Village is proposing the development of a dog park on a portion of a Village-owned parcel on Rock Street, across from the recommended improved Rock Street Park (Project 8). The proposed dog park would provide a gathering place for community members and activate an otherwise vacant space, creating benefits for the entire community. The vision for the dog park was originally established by a dog park committee that evaluated potential locations that would best serve the community. This project was also a recommendation of the Greenwich Revitalization Plan (BOA Nomination Study).

PROJECT SPONSOR: Village of Greenwich
PROPERTY ADDRESS: 35 Rock Street
ANTICIPATED TOTAL PROJECT COST: \$100,000
NY FORWARD FUNDING REQUEST: \$100,000
LEVERAGED FUNDS: Potential future OPRHP or BOA Pre-Development funding
READINESS STATUS: Site control
JOBS CREATED: N/A
TIMING: Design development in 2023, and construction in 2024.



The historic Village Hall is in need of building repairs and upgrades to make the building ADA-accessible & provide additional community space.

11

INSTALL WAYFINDING SIGNAGE

The Village is proposing new wayfinding signage to highlight assets located within and near the study area and draw new visitors. Such signage would be attractive, include uniform and complementary design elements, be appropriately scaled for the intended user (e.g., vehicular traffic versus pedestrians), and highlight landmarks, points of interest and access, and local businesses. A conceptual signage program was developed as part of the 2019 Main Street Streetscape Plan, funded by the A/GFTC, and includes a combination of directional, orientation, directory, bulletin, and historical signs. The signage program was developed to provide visual continuity and reflect the study area's history, taking inspiration from the rooflines of the historic buildings on Main Street and the old hitching posts found throughout Greenwich. The recommended signage program is intended to supplement and replace the multiple signage typologies currently found throughout the study area, while complementing the recent waterfront signage efforts implemented by the Battenkill Conservancy.

PROJECT SPONSOR: Village of Greenwich
PROPERTY ADDRESS: Throughout the focus area
ANTICIPATED TOTAL PROJECT COST: \$40,000
NY FORWARD FUNDING REQUEST: \$40,000
LEVERAGED FUNDS: A/GFTC
READINESS STATUS: Concept plans
JOBS CREATED: N/A
TIMING: The signage will be installed upon completion of the Streetscape Improvements (Project 6).



12

COMPLETE MILL HOLLOW BOAT LAUNCH

While there is a signed public access to the Battenkill at the southern terminus of Cross Street, the Battenkill Conservancy, a local non-profit dedicated to preserving and enhancing the Battenkill watershed, identified a more complete vision for the access point with a well-marked and pleasing boat portage. The Village of Greenwich secured \$10,000 in funding from the Hudson River Valley Greenway to improve this boat launch, which would be leveraged using the requested funding. The project was a key component of the 2019 Main Street Streetscape Plan and 2022 Greenwich Revitalization Plan (BOA Nomination Study).

PROJECT SPONSOR: Village of Greenwich & Battenkill Conservancy
PROPERTY ADDRESS: 26 Mill Hollow
ANTICIPATED TOTAL PROJECT COST: \$30,000
NY FORWARD FUNDING REQUEST: \$20,000
LEVERAGED FUNDS: Hudson River Valley Greenway
READINESS STATUS:

- Concept plans
- Leveraged funds secured

JOBS CREATED: N/A
TIMING: Design and permitting in 2023, and construction in 2024.

13 CREATE BUILDING IMPROVEMENT FUND

A Building Improvement Fund will be established to provide grant funding for downtown building owners to support interior and exterior building improvements, including green infrastructure improvements to reduce stormwater runoff. The fund would be available to any building owner within the NY Forward boundary. The fund will provide numerous benefits including preserving historic buildings, attracting both residents and businesses, and improving the vitality of the downtown.

PROJECT SPONSOR: Village of Greenwich
PROPERTY ADDRESS: Throughout the focus area
ANTICIPATED TOTAL PROJECT COST: \$1,000,000
NY FORWARD FUNDING REQUEST: \$750,000
LEVERAGED FUNDS: Private financing
READINESS STATUS: List of interested building owners from NY Main Street and NY Forward solicitations
JOBS CREATED: TBD
TIMING: Open solicitation of interest in 2023. Building rehabilitation throughout 2024 and 2025.

14 REHABILITATE & OCCUPY 106 MAIN STREET

Centrally located at the intersection of Main and Hill Streets, the 106 Main Street building owner is requesting funds to complete much needed improvements to the building. Notably, the third floor of the building is currently vacant; upgrades, including installing a sprinkler system are needed to prepare the unit for occupancy. The project is being partially funded through a NY Main Street grant, and would add much needed housing downtown.

PROJECT SPONSOR: Holly Harris
PROPERTY ADDRESS: 106 Main Street
ANTICIPATED TOTAL PROJECT COST: \$250,000
NY FORWARD FUNDING REQUEST: \$125,000
LEVERAGED FUNDS:

- NY Main Street
- Private financing

READINESS STATUS:

- Site control
- Leveraged funds secured

JOBS CREATED: N/A
TIMING: With NY Main Street funding secured, the project could begin construction in 2023.



106 Main Street is prominently located at the intersection of Main and Hill Streets.



ADMINISTRATIVE CAPACITY

In the past decade, the Village of Greenwich has been awarded and successfully implemented over \$5.3 million in federal and state grant awards, including: NYS Homes and Community Renewal (Main Street and Home Improvement Program), NYS Empire State Development (ESD) Anchor, NYS Department of State (DOS) Brownfield Opportunity Area (BOA), NYS Department of Environmental Conservation (DEC), U.S. Environmental Protection Agency (EPA), and the Hudson River Valley Greenway.

If awarded the NY Forward grant, the Village Clerk will serve as overall coordinator for the project and will provide staff support for the project, including helping to organize public meetings, undertaking required mailings and meeting notifications and maintaining records. The Village team, while small, has been awarded several grants larger in size than the grant being requested and has administered these grants successfully.

GRANTS ADMINISTERED BY THE VILLAGE OF GREENWICH SINCE 2012

PROJECT	FUNDING PROGRAM / AGENCY	GRANT AMOUNT
Wastewater Treatment Plan Disinfection	DEC	\$304,000
Downtown Revitalization	Main Street (HCR)	\$428,500
Wastewater Treatment Plan Disinfection Study	DEC	\$30,000
BOA Nomination	DOS	\$200,000
Wallie's	HCR	\$500,000
Anchor Capital	ESD	\$300,000
Dunbarton Phase II ESA	EPA	\$78,724
Dunbarton Remediation Planning	EPA	\$200,000
Mill Hollow Boat Launch	Hudson River Valley Greenway	\$10,000
Water Project	WIHA	\$3,000,000
Home Improvement Program	HCR	\$330,000
Village Hall Condition Report	Preserve NY	\$7,600
TOTAL		\$5,388,524



LETTERS OF SUPPORT



Village of Greenwich

6 Academy St.
Greenwich NY 12834

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Ms. Mahoney and Dr. Rodríguez,

As Mayor of the Village of Greenwich, it is my honor to submit our NY Forward application. I would like to commend and thank Governor Hochul for this unique opportunity to pursue funding that would enrich and transform our downtown community.

For the past ten years, the Village of Greenwich, with the support of our champions in the public and private sectors, has been extremely active and fairly successful in attracting investment in the Village's downtown. Our Village's appealing assets, including its historic building stock, walkable downtown, waterfront, and convenient location, have attracted Federal and State incentives, leveraging private investments in Greenwich.

While our dedicated planning efforts through the Brownfield Opportunity Area (BOA) program and other recent planning initiatives have helped establish a strong vision for the future, the reality is that in Greenwich, as in many upstate communities, personnel, financial bandwidth, and funding resources are limited.

The NY Forward funding would give us the leg up we need to continue local attraction and expansion efforts. Our community-supported vision developed through multiple outreach events, our recently updated pedestrian-oriented zoning ordinance along the Main Street corridor, and our existing water and sewer infrastructure result in a study area that is ripe with untapped redevelopment potential.

We have spent the past three years conducting public planning processes centered around Main Street that have led to and informed this NY Forward application. The LPC selected highly impactful projects, each with high community support. The identified projects are ready for implementation with leverage committed; they would further the community-identified downtown vision; and they would have transformative impacts on Greenwich and the greater region.

I am proud to present this NY Forward application, and I applaud all stakeholders of the Village of Greenwich who have collaborated to shape this plan. Thank you for your consideration.

Sincerely,



Pamela Fuller
Mayor, Village of Greenwich

The Village of Greenwich is an equal opportunity provider and employer.

Phone: (518) 692-2755

Fax: (518) 692-8657

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STATE OF NEW YORK**



DANIEL G. STEC
SENATOR, 45TH DISTRICT

ALBANY OFFICE:
ROOM 408
LEGISLATIVE OFFICE BLDG.
ALBANY, NY 12247
(518) 455-2811
(F) (518) 426-6873

DISTRICT OFFICE:
5 WARREN STREET, STE. 3
GLENS FALLS, NY 12801
(518) 743-0968
(F) (518) 743-0336

EMAIL:
STEC@NYSENATE.GOV

September 13, 2022

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Ruth Mahoney and Dr. Havidán Rodríguez,

Please accept this letter as my support for the Village of Greenwich's NY Forward application.

The Village of Greenwich, in the public and private sector, have been extremely active in the last ten years and successful in attracting investment in the Village's downtown. The Village's appealing assets, including its historic building stock, walkable downtown, waterfront, and convenient location have attracted Federal and State incentives, leveraging private investment in Greenwich.

While the Village's enthusiasm and planning efforts through the Brownfield Opportunity Area (BOA) program, and other recent planning initiatives, have helped establish a strong vision for the future, the reality is that in Greenwich, as in many upstate communities, organization and financial capacity and funding resources are limited.

The NY Forward funding would be crucial to continuing local attraction and expansion efforts. With a community supported vision, a recently updated pedestrian-oriented zoning along the Main Street corridor, and the presence of existing water and sewer infrastructure, the study area is strong with untapped redevelopment potential.

The Village of Greenwich has spent the past three years conducting public planning processes centered around Main Street that have led to this NY Forward application. The Local Planning Committee (LPC) selected highly impactful projects with high community support. The identified projects are ready for implementation with advantage committed, would further the community identified downtown vision, and would have transformative impacts on Greenwich and the greater region.

I fully support this application and strongly recommend funding for this initiative.

Thank you for consideration of this proposal.

Sincerely,

A handwritten signature in blue ink that reads "DGStec".

Daniel G. Stec
Senator, 45th District



CARRIE WOERNER
Assemblywoman 113th District
Saratoga County
Washington County

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Legislative Commission on
Skills Development and Career Education

COMMITTEES
Agriculture
Local Governments
Racing and Wagering
Small Business
Tourism, Parks, Arts and
Sports Development

September 13, 2022

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Ruth Mahoney and Dr. Havidán Rodríguez,

I am writing to convey my strong support for the Village of Greenwich's NY Forward application.

The Village of Greenwich and its champions in the public and private sector have been extremely active in the last ten years and successful in attracting investment in the Village's downtown. The Village's appealing assets, including its historic building stock, walkable downtown, waterfront, and convenient location have attracted Federal and State incentives, leveraging private investment in Greenwich.

While the Village's enthusiasm and planning efforts through the Brownfield Opportunity Area program and other recent planning initiatives have helped establish a strong vision for the future, the reality is that in Greenwich, as in many upstate communities, organization and financial capacity and funding resources are limited. The NY Forward funding would be crucial to continuing local attraction and expansion efforts. With a community supported vision, a recently updated pedestrian-oriented zoning along the Main Street corridor, and the presence of existing water and sewer infrastructure, the study area is ripe with untapped redevelopment potential.

The Village of Greenwich has spent the past three years conducting public planning processes centered around Main Street that have led to and informed this NY Forward application. The Local Planning Committee selected highly impactful projects with high community support. The identified projects are ready for implementation with leverage committed, would further the community identified downtown vision, and would have transformative impacts on Greenwich and the greater region.

Please accept this letter as evidence of my strong support for the application and give the Village of Greenwich's application every consideration. Please contact me if I can be of further assistance in this process.

Sincerely yours,

Carrie Woerner
Member, New York State Assembly
113th Assembly District
Saratoga & Washington Counties

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NEW YORK
STATE
SENATE



SENATOR DAPHNE JORDAN
43RD SENATE DISTRICT

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LEGISLATIVE OFFICE BUILDING
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CASTLETON-ON-HUDSON, NY 12033
(518) 371-2751

EMAIL: JORDAN@NYSENATE.GOV
WEBSITE: JORDAN.NYSENATE.GOV

September 14, 2022

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Ruth Mahoney and Dr. Havidán Rodríguez,

I write in strong support of the Village of Greenwich's NY Forward application.

The Village of Greenwich and its champions in the public and private sector have been extremely active during the last ten years, and have been successful in attracting investment in the Village's downtown. The Village's appealing assets, including its historic buildings, walkable downtown, waterfront, and convenient location have attracted Federal and State incentives, leveraging private investment in Greenwich.

While the Village's enthusiasm and planning efforts through the Brownfield Opportunity Area (BOA) program and other recent planning initiatives have helped establish a strong vision for the future, the reality is that in Greenwich, as in many upstate communities, organization and financial capacity and funding resources are limited. The NY Forward funding would be crucial to continue improving local attraction and expansion efforts. With a community supported vision, a recently updated pedestrian-oriented zone along the Main Street corridor, and the presence of existing water and sewer infrastructure, the study area is ripe with untapped redevelopment potential.

The Village of Greenwich has spent the past three years conducting public planning processes centered around its Main Street that have led to and informed this NY Forward application. The Local Planning Committee (LPC) selected highly impactful projects with high community support. The identified projects are ready for implementation with leverage committed, would further the community's downtown vision, and would have transformative impacts on Greenwich and the greater region.

I strongly support the Village of Greenwich's application for funding, and urge that it be given full and fair consideration. If you should have any questions regarding my strong support for this project, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Daphne V. Jordan".

Daphne Jordan
State Senator, 43rd District

ELISE M. STEFANIK
21ST DISTRICT, NEW YORK

2211 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-4611
stefanik.house.gov

Congress of the United States
House of Representatives
Washington, DC 20515-3221

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EDUCATION AND WORKFORCE INVESTMENT
SUBCOMMITTEE ON WORKFORCE PROTECTIONS
**HOUSE PERMANENT SELECT
COMMITTEE ON INTELLIGENCE**

September 20, 2022

Ms. Ruth Mahoney and Havidán Rodríguez
Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12810

Dear Ms. Mahoney and Dr. Rodríguez,

I am writing to express my strong support for the NY Forward application submitted by the Village of Greenwich in Washington County.

Over the last ten years, the Village of Greenwich has been successful in attracting investment in the Village's downtown. The Village's appealing assets, including its historic building stock, walkable downtown, waterfront, and convenient location, have attracted Federal and State incentives, leveraging private investment in Greenwich.

While the Village's efforts through the Brownfield Opportunity Area (BOA) program and other recent planning initiatives have helped establish a strong vision for the future, the reality is that in Greenwich, as in many upstate communities, organization and financial capacity and funding resources are limited.

If awarded, the NY Forward funding would be crucial to continuing expansion for economic development and local attractions. With a community-supported vision, a recently updated pedestrian-oriented zoning along the Main Street corridor, and the presence of existing water and sewer infrastructure, the study area is ripe with untapped redevelopment potential.

The Village of Greenwich has spent the past three years conducting public planning processes centered around Main Street that have led to and informed this NY Forward application. The Local Planning Committee selected highly impactful projects with high community support. The identified projects are ready for implementation with leverage committed, would further the community-identified downtown vision, and would have transformative impacts on Greenwich and the greater region.

I understand that there may be a significant volume of applicants; however, I hope the Village of Greenwich's application is given the most serious consideration. Please keep me updated throughout the funding process, and if you have any questions or concerns, do not hesitate to contact Jonathan Carman in my Plattsburgh District Office at 518-561-2324.

GLENS FALLS
5 WARREN STREET
SUITE 4
GLENS FALLS, NY 12801
(518) 743-0964

PLATTSBURGH
137 MARGARET STREET
SUITE 100
PLATTSBURGH, NY 12901
(518) 561-2324

WATERTOWN
88 PUBLIC SQUARE
SUITE A
WATERTOWN, NY 13601
(315) 782-3150

Sincerely,

A handwritten signature in cursive script that reads "Elise M. Stefanik". The signature is fluid and elegant, with the first letters of each word being capitalized and prominent.

ELISE M. STEFANIK
Member of Congress

ES/jc



Greater Greenwich Chamber of Commerce, Inc.

6 Academy Street
Greenwich, New York 12834

(518) 692-7979

info@greenwichchamber.org

September 14, 2022

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Kelly Stephen Eustis
Managing Director

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Ruth Mahoney and Dr. Havidán Rodríguez,

I am writing to convey strong support for the Village of Greenwich's NY Forward Application by the Greater Greenwich Chamber of Commerce, an association with almost 200 member businesses and organizations.

The Village of Greenwich and its champions in the public and private sector have been extremely active in the last ten years and successful in attracting investment in the Village's downtown. The Village's appealing assets, including its historic building stock, walkable downtown, waterfront, and convenient location have attracted Federal and State incentives, leveraging private investment in Greenwich.

While the Village's enthusiasm and planning efforts through the Brownfield Opportunity Area (BOA) program and other recent planning initiatives have helped establish a strong vision for the future, the reality is that in Greenwich, as in many upstate communities, organization and financial capacity and funding resources are limited. The NY Forward funding would be crucial to continuing local attraction and expansion efforts. With a community supported vision, a recently updated pedestrian-oriented zoning along the Main Street corridor, and the presence of existing water and sewer infrastructure, the study area is ripe with untapped redevelopment potential.

The Village of Greenwich has spent the past three years conducting public planning processes centered around Main Street that have led to and informed this NY Forward application. The Local Planning Committee (LPC) selected highly impactful projects with high community support. The identified projects are ready for implementation with leverage committed, would further the community identified downtown vision, and would have transformative impacts on Greenwich and the greater region.

Please accept this letter as evidence of our strong support for the application and give the Village of Greenwich's application every consideration. Please contact me if I can be of further assistance in this process.

Sincerely,

Kelly Stephen Eustis
Managing Director, GGCC



When everyone eats, all are nourished

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Ruth Mahoney and Dr. Havidán Rodríguez,

I am writing to convey my strong support for the Village of Greenwich's NY Forward application.

The Village of Greenwich and its champions in the public and private sector have been extremely active in the last ten years and successful in attracting investment in the Village's downtown. The Village's appealing assets, including its historic building stock, walkable downtown, waterfront, and convenient location have attracted Federal and State incentives, leveraging private investment in Greenwich.

While the Village's enthusiasm and planning efforts through the Brownfield Opportunity Area (BOA) program and other recent planning initiatives have helped establish a strong vision for the future, the reality is that in Greenwich, as in many upstate communities, organization and financial capacity and funding resources are limited. The NY Forward funding would be crucial to continuing local attraction and expansion efforts. With a community supported vision, a recently updated pedestrian-oriented zoning along the Main Street corridor, and the presence of existing water and sewer infrastructure, the study area is ripe with untapped redevelopment potential.

The Village of Greenwich has spent the past three years conducting public planning processes centered around Main Street that have led to and informed this NY Forward application. The Local Planning Committee (LPC) selected highly impactful projects with high community support. The identified projects are ready for implementation with leverage committed, would further the community identified downtown vision, and would have transformative impacts on Greenwich and the greater region.

Please accept this letter as evidence of my strong support for the application and give the Village of Greenwich's application every consideration. Please contact me if I can be of further assistance in this process.

Sincerely,

Amie Collins
Interim Executive Director
Comfort Food Community

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Ruth Mahoney and Dr. Havidán Rodríguez,

As the President of the Citizens Committee for Greenwich Youth (CCGY), I am writing to convey my strong support for the Village of Greenwich's NY Forward application. The Citizens Committee for Greenwich Youth's (CCGY's) mission is to provide the youth of Greenwich with engaging programs, activities, and special events in a supportive and safe environment. The CCGY oversees the Greenwich Youth Center as its core program.

The Village of Greenwich and its champions in the public and private sector have been extremely active in the last ten years and successful in attracting investment in the Village's downtown. The Village's appealing assets, including its historic building stock, walkable downtown, waterfront, and convenient location have attracted Federal and State incentives, leveraging private investment in Greenwich.

While the Village's enthusiasm and planning efforts through the Brownfield Opportunity Area (BOA) program and other recent planning initiatives have helped establish a strong vision for the future, the reality is that in Greenwich, as in many upstate communities, organization and financial capacity and funding resources are limited. The NY Forward funding would be crucial to continuing local attraction and expansion efforts. With a community supported vision, a recently updated pedestrian-oriented zoning along the Main Street corridor, and the presence of existing water and sewer infrastructure, the study area is ripe with untapped redevelopment potential.

The Village of Greenwich has spent the past three years conducting public planning processes centered around Main Street that have led to and informed this NY Forward application. The Local Planning Committee (LPC) selected highly impactful projects with high community support. The identified projects are ready for implementation with leverage committed, would further the community identified downtown vision, and would have transformative impacts on Greenwich and the greater region.

Please accept this letter as evidence of my strong support for the application and give the Village of Greenwich's application every consideration. Please contact me if I can be of further assistance in this process. The transformational projects in the Village's downtown will be of great value to the community and the youth who reside here.

Sincerely,

James Mumby

CCGY President
6 Academy Street
Greenwich, NY 12834
518-506-8523

" We believe that every young person has the capacity to achieve their highest potential with the support of the community".



September 19, 2022

Agricultural Stewardship Association

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

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Renee J. Bouplon
Executive Director

Dear Ruth Mahoney and Dr. Havidán Rodríguez,

I am writing to convey my strong support for the Village of Greenwich's NY Forward application.

The Village of Greenwich and its champions in the public and private sector have been extremely active in the last ten years and successful in attracting investment in the Village's downtown. The Village's appealing assets, including its historic building stock, walkable downtown, waterfront, and convenient location have attracted Federal and State incentives, leveraging private investment in Greenwich.

While the Village's enthusiasm and planning efforts through the Brownfield Opportunity Area (BOA) program and other recent planning initiatives have helped establish a strong vision for the future, the reality is that in Greenwich, as in many upstate communities, organization and financial capacity and funding resources are limited. The NY Forward funding would be crucial to continuing local attraction and expansion efforts. With a community supported vision, a recently updated pedestrian-oriented zoning along the Main Street corridor, and the presence of existing water and sewer infrastructure, the study area is ripe with untapped redevelopment potential.

The Village of Greenwich has spent the past three years conducting public planning processes centered around Main Street that have led to and informed this NY Forward application. The Local Planning Committee (LPC) selected highly impactful projects with high community support. The identified projects are ready for implementation with leverage committed, would further the community identified downtown vision, and would have transformative impacts on Greenwich and the greater region.

Please accept this letter as evidence of my strong support for the application and give the Village of Greenwich's application every consideration. Please contact me if I can be of further assistance in this process.

Sincerely,

Renee Bouplon
Executive Director



Protecting Our Community's Working Landscape of Farms and Forests

Greenwich Central School

"Scholarship, Character, Community - Cultivating the Future"

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September 16, 2022

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

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Sincerely,

Jennifer Steimle, Ed. D
Superintendent of Schools

10 Gray Avenue, Greenwich, NY 12834
Phone: (518)692-9542 Fax: (518)692-9547
www.greenwichcsd.org



Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

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Joe Donohue

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Dear Ruth Mahoney and Dr. Havidán Rodríguez,

I am writing to convey my strong support for the Village of Greenwich's NY Forward application.

As the Library Director at the Greenwich Free Library, located in the heart of the village of Greenwich, I am convinced that our downtown has the potential to thrive. The Village of Greenwich and its champions in the public and private sector have been extremely active in the last ten years and successful in attracting investment in the Village's downtown. The Village's appealing assets, including its historic building stock, walkable downtown, waterfront, and convenient location have attracted Federal and State incentives, leveraging private investment in Greenwich.

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Yours truly,

Sarah Murphy
Library Director
Greenwich Free Library

148 Main Street, Greenwich, NY 12834

Phone (518) 692-7157 **Fax** (518) 692-7152 **Website** www.greenwichfreelibrary.org

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Ruth Mahoney and Dr. Havidán Rodríguez,

I am writing to convey my strong support for the Village of Greenwich's NY Forward application.

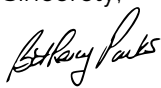
The first property I purchased in Greenwich was in 2013. The building was once referred to as "invisible" by my contractor, yet it sat in a prominent location on Main Street with a wrap around porch, three stories tall and 2,600 sq feet. It was built in 1932 and it was a beautiful house waiting to be revived. I was not a developer. I was a single woman in my 40s renting in Saratoga on a mission to create a home and some equity for myself. This house was a duplex and I intended to keep it as such. I saw the potential. The neighborhood had interest with historic architecture. There were sidewalks. There was a small downtown I could easily get to and a gym down the block. I found Greenwich to be charming with easy access to Saratoga. I purchased this property, gutted it, rented one side and lived in the second apartment. I was in this apartment for four years and during my time there I spent numerous hours walking the village, learning about the Battenkill River, exploring Washington County and creating a home and property that was fiscally sound.

In 2020 I moved back to Saratoga but have stay attached to Greenwich through this property. I have always been enamored with the beauty of the river and dreamed of how this feature could be highlighted. Recently I purchased two abandoned buildings in Mill Hollow – located exactly on the river. One of these properties has been abandoned for 32 years. The other has been empty for 10 years. They have been "invisible" for too long. With the help of Barb Nelson and the TAP team in Troy, I have committed to turning these structures into clean, beautiful, well-appointed apartments located in walking distance to Main Street as well as a kayak launch. There are four other properties that will eventually become available in this cul-de-sac so the opportunity exists to create an upscale, waterfront neighborhood.

I may be a dreamer and overly optimistic but I am also a do-er and creative and a get-it-done type of individual with a relentless zest for adventure. I am borrowing against my current Greenwich house to get these projects started. I do not have unlimited funds but I do have a belief system that hard work pays off. I am investing in this village because I feel the momentum. It is evident in the work that so many organizations, agencies and individuals are putting forth. The revitalization plan that has been set forth through the village, the designation of the Brownfield Opportunity Area, and now the potential to be part of NY Forward, these are all impactful programs that will support continued growth in the Village of Greenwich. It is truly exciting and I could not be more thrilled to be working and struggling and investing in this area.

I hope that you give the Village of Greenwich's application strong consideration for the NY Forward funding program. If you have any interest in coming to visit Mill Hollow, please let me know. I always welcome the opportunity to share my passion with others.

Sincerely,



Bethany Parks

518.369.3663





FLATLEY READ, INC.

12 Spring Street
Schuylerville, NY 12871
518-577-5681
info@flatleyread.com
www.flatleyread.com



NEW YORK STATE CERTIFIED
WBE
WOMEN BUSINESS ENTERPRISE

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

September 14, 2022

Dear Ruth Mahoney and Dr. Havidán Rodríguez,

I am writing to convey my strong support for the Village of Greenwich's NY Forward application.

In February 2022, a fire destroyed 126 Main Street, costing the Village one of its historic downtown buildings and creating a highly visible gap in the streetscape. Flatley Read, Inc. has purchased the property with the intention of creating attainable residential and commercial space. We are relying heavily on the leveraging of public funds in order to accomplish costly infill reconstruction while keeping rents affordable. Financial support from the Village is integral to this plan. Flatley Read, Inc. is a NYS Certified Woman Owned Business.

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Please accept this letter as evidence of my strong support for the application and give the Village of Greenwich's application every consideration. Please contact me if I can be of further assistance in this



FLATLEY READ, INC.

12 Spring Street
Schuylerville, NY 12871
518-577-5681
info@flatleyread.com
www.flatleyread.com



NEW YORK STATE CERTIFIED
WBE
WOMEN BUSINESS ENTERPRISE

process.

Sincerely,

Michelle DeGarmo
President

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Ruth Mahoney and Dr. Havidán Rodríguez,

We are writing to express our strong support for the Village of Greenwich's NY Forward application.

When I was looking to start my Private Practice and expand access to affordable, quality mental health services in rural areas, the village of Greenwich appealed to me. We had been interested in purchasing an investment property and with the success of my practice, my husband and I believed Greenwich was the perfect location to invest in. When we found 25 Eddy St., the Eddy Plow Works building, it did not take long to realize how eager the whole village was in restoring this historic property, which was underutilized for decades. With the enthusiastic support of the community and the Village's appealing assets, including its historic building stock, walkable downtown, waterfront, and convenient location we were excited to invest in Greenwich.

While the Village's enthusiasm and planning efforts through the Brownfield Opportunity Area (BOA) program and other recent planning initiatives have helped establish a strong vision for the future, the reality is that in Greenwich, as in many upstate communities, organization and financial capacity and funding resources are limited. We believe historic buildings should be brought back to life. Unfortunately, many historic buildings sit empty because investors recognize the challenges of restoring these properties and the numbers often do not make sense. The NY Forward funding would be crucial to continue our efforts in expanding mental health services, access to affordable apartments, and restoring the historical integrity of Eddy Plow which was influential in the development of Greenwich in the 1800s. With this funding, Eddy Plow can once again be a focal point in the community.

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identified projects are ready for implementation with leverage committed, would further the community identified downtown vision, and would have transformative impacts on Greenwich and the greater region.

Please accept this letter as evidence of our strong support for the application and give the Village of Greenwich's application every consideration.

Please contact us if we can be of further assistance in this process.

Sincerely,

Jessica Townsend, MA, LMHC
Steven Townsend

townsendlandholdings@gmail.com

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Ruth Mahoney and Dr. Havidán Rodríguez,

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When I look at the Main St structures and the importance of how they represent the Village presence. I am asking for your help in restoring my structure.

Currently this build has some significant instabilities in regard to the stabilization of her foundation and the sag that is happening over time to her interior walls. We are hopeful that you will see this structure has so much to offer as far a presence in the Village being a main focal point when people enter the Village. I believe that by supporting the Village we can help restore this building to be a better presence in addition the 3rd floor continues to sit vacant as we need to have a sprinkler system installed in order to make it habitable. By installing the system we will be able to move forward with renovations and provide additional housing for the village.

Please accept this letter as evidence of my strong support for the application and give the Village of Greenwich's application every consideration. Please contact me if I can be of further assistance in this process.

Kind Regards,

Holly Harris

Daniel Petteys, CPA
Levy Breaks, LLC/Petteys Property, LLC
132 Main Street
Greenwich, NY 12834

Ruth H. Mahoney and Havidán Rodríguez, Co-Chairs
Capital District Regional Economic Development Council
433 River Street, Suite 1003
Troy, NY 12180

Dear Ruth Mahoney and Dr. Havidán Rodríguez,

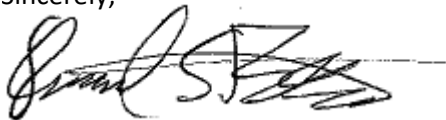
I am writing this letter to express my strong support for the Village of Greenwich's NY Forward application. As a Village resident, business owner, and commercial property owner, I feel this application is exactly what the NY Forward grant was designed to address.

Downtown Greenwich, NY represents the quintessential rural community downtown. Many families, including my own, have inhabited the Village and surrounding towns for over 250 years and this aspect makes the rural connection very strong in the Village population hub. There are many businesses and properties that make the downtown area of the Village of Greenwich a quaint rural village, however, there is a need for a revitalization which the NY Forward grant will provide. The goal of NY Forward is to "revitalize downtowns and reinvigorate local and regional economies by creating a critical mass of vibrant downtown destinations." This is exactly what the Village of Greenwich needs.

The Village officials and many others involved in the revitalization efforts over the last decade have made a huge impact on the vibrancy of the downtown area. As a commercial property owner, I feel the help from the local government and its agents is a characteristic of the rural community that makes this Village unique. The progress that the Village, its residents, and its champions have made to improve the downtown will be complimented perfectly by the inclusion in NY Forward.

Please accept this letter as my strong support for the Village of Greenwich's application for a NY Forward grant and help our rural community downtown reach its potential as a vibrant destination for commerce, tourism, and living.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Petteys', written over a horizontal line.

Daniel Petteys, CPA