



# GREENWICH

## Revitalization Plan

Final | February 2022 - Village and Town of Greenwich, Washington County, NY



Department  
of State

This document was prepared for the Village of Greenwich, Town of Greenwich, and New York State Department of State with State funds provided through the Brownfield Opportunity Area Program.



# ACKNOWLEDGMENTS

## PROJECT ADVISORY COMMITTEE

PAMELA FULLER, Village Mayor  
 DONALD WARD, Town Supervisor (2020 - 2022)  
 JILL TEFFT, Village Board  
 JEFF DUXBURY, Town Council  
 LORRAINE BALLARD, Battenkill Conservancy  
 ANDREW KELLY, Village Attorney  
 TOM GRAVES, Town Council (2022 - )  
 WILLIAM TOMPKINS, Town Planning Board  
 CAITLIN VOLLMER, Village Zoning Board of Appeals

## VILLAGE AND TOWN STAFF MEMBERS

JANE DOWLING, Village Clerk  
 KAREN PRIME, Village Treasurer  
 KIMBERLY WHALEN, Town Clerk

## STATE REPRESENTATIVES

LESLEY ZLATEV, NYSDOS



## PROJECT TEAM



# TABLE OF CONTENTS

## INTRODUCTION

p.2

## EXECUTIVE SUMMARY

p.3

## SECTION 1: Project Background

- p.4 1.1 The Brownfield Opportunity Area Program
- p.5 1.2 Purpose of this Plan
- p.5 1.3 Project Location and Boundary
- p.9 1.4 Related Planning Studies & Efforts
- p.14 1.5 Vision & Goals

## SECTION 2: Community Participation

- p.18 2.1 Community Participation Plan
- p.18 2.2 Project Advisory Committee
- p.19 2.3 Subcommittees
- p.20 2.4 Visioning Survey
- p.20 2.5 Public Events
- p.21 2.6 Property Owner & Stakeholder Interviews
- p.21 2.7 Additional Outreach

## SECTION 3: Analysis of the Study Area

- p.24 3.1 Socioeconomic Context
- p.26 3.2 Land Use & Zoning
- p.34 3.3 Brownfield, Abandoned, and Vacant Sites
- p.38 3.4 Land Ownership Pattern
- p.40 3.5 Parks and Open Space
- p.42 3.6 Historic or Archaeologically Significant Areas
- p.44 3.7 Transportation Systems
- p.47 3.8 Infrastructure
- p.51 3.9 Natural Resources and Environmental Features
- p.57 3.10 Economic & Market Analysis
- p.67 3.11 Strategic Sites

## SECTION 4: Revitalization Strategy and Master Plan

- p.77 4.1 Reimagining Vacant & Underutilized Sites
- p.97 4.2 Highlighting the Waterfront
- p.101 4.3 Enhancing Connections

## SECTION 5: Implementation Strategy

p.106

## APPENDICES:

- p.116 1 Community Participation
- p.122 2 Meeting Summaries
- p.162 3 Visioning Survey Results
- p.186 4 Stakeholder Outreach Summary
- p.192 5 Strategic Site Profiles
- p.211 6 Dunbarton Structural Assessment
- p.239 7 Public Comments

## FIGURES:

- p.6 1 Regional Context Map
- p.7 2 Community Context Map
- p.8 3 Brownfield Opportunity Area Boundary Map
- p.27 4 Land Use Map
- p.29 5 Zoning Map
- p.35 6 Brownfield, Abandoned, and Vacant Sites
- p.39 7 Land Ownership Map
- p.41 8 Parks & Open Space Map
- p.43 9 Historic & Archaeologically Significant Areas Map
- p.45 10 Transportation Systems Map
- p.48 11 Infrastructure Map
- p.53 12A Water Resources & Wetlands Map
- p.55 12B Natural Resources Map
- p.68 13 Strategic Sites Map



## INTRODUCTION

---

The Greenwich Revitalization Plan identifies a vision for an approximately 388-acre area of the Village and Town of Greenwich (the “study area”). The study area extends between brownfield and underutilized key gateways in Greenwich’s Main Street/Route 29 commercial core to the Village’s currently inaccessible waterfront. The Village and Town of Greenwich identified the study area as an area for redevelopment and revitalization planning and, in conjunction with the New York State Department of State (NYS DOS), developed the Greenwich Revitalization Plan through the New York State Brownfield Opportunity Area (BOA) program.

The Master Plan envisions improved waterfront access, connectivity, infill development, and revitalization to support community goals and long-term economic development and growth. The strategies and recommendations in this Plan represent the culmination of ongoing planning efforts and will be utilized by the Village, Town, and local leadership to guide public and private investment within the study area. This Plan also provides an implementation framework to pursue funding and make the ideas formulated in the Master Plan a reality.

# GREENWICH

## Executive Summary



### STUDY AREA

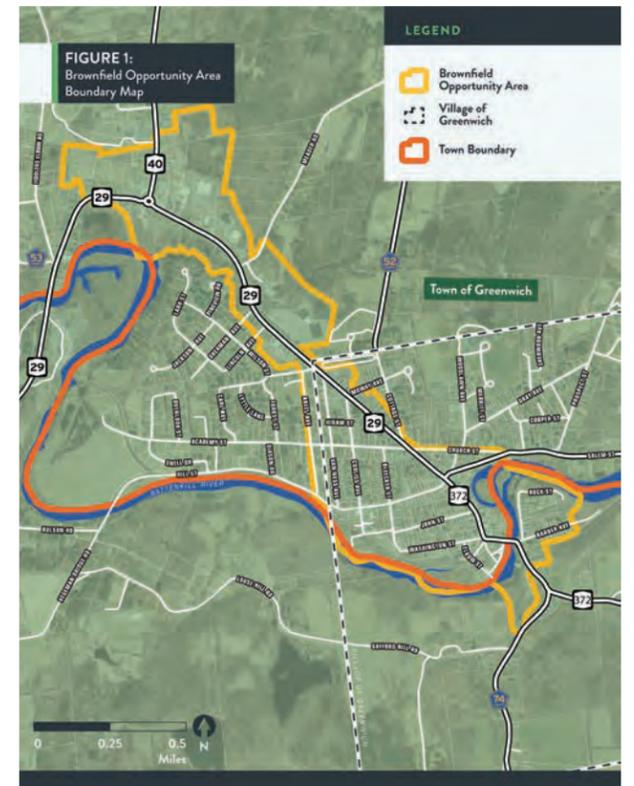
The study area is located in Washington County, NY, a long narrow county located in the northeastern section of New York State and stretching from the Hudson River Valley and Taconic Mountains at its southern end to the Lake Champlain Valley and Adirondack Mountains at its northern end.

The Town and Village of Greenwich are located in the southwest part of Washington County. The Town abuts the Hudson River, the County's western border with neighboring Saratoga County. The Battenkill River forms the Town's southern border. The Village of Greenwich is centered around the Battenkill, with the northern portion of the Village located in the Town of Greenwich and the southern portion of the Village located in the neighboring Town of Easton.

The study area encompasses approximately 388 acres in the Village and Town of Greenwich. As shown in **Figure 1**, the study area begins in the northwest around the intersection of Routes 29 and 40, a key gateway into the commercial Main Street/Route 29 corridor that connects the Village and Town. At this gateway, the northern and westernmost bounds of the study area were defined by their common zoning and characteristics: large, underutilized properties that are zoned for mixed-use and are ripe for development. Heading southwest, the study area includes all properties with frontage on Route 29/Main Street. The centering of the BOA study area along Main Street allows for recommendations for new infill development and site activation – a key study goal – to have the biggest impact on the greater communities.

With improved waterfront access identified as another key goal of the BOA the study area, the study area opens up at the Village boundary to extend south and east to the Battenkill waterfront. The Battenkill frontage included in the study area was specifically defined to include the waterfront former and current industrial properties that once sourced power from the river: The Dunbarton Mill site forms the southwestern border, the Village wastewater treatment plant forms the southeastern border, and the former Eddy Plow Works and hydro-electric facility form the southern border. These larger, underutilized Village waterfront properties offer the greatest opportunity for transformative change.

Beyond the waterfront and Main Street, the southern portion of the study area includes the largely residential streets between Abeel Avenue and Main Street, as well as the largely residential Rock Street section of the Village. These areas will experience the greatest spillover affects of any changes to Main Street and the waterfront. From end to end, the study area includes the primary gateways from points west (Route 29), north (Route 40), and east (Route 29/Salem Street and Route 372/Eddy Street). By extending to these gateways, the plan was able to explore opportunities to capture the interest of those passing through Greenwich en route to the tourist destinations of Saratoga Springs to the west and Vermont to the east. In total, the study area includes 110 potential brownfield sites, representing a combined 107 acres. There are over 103 acres of vacant, abandoned, or underutilized sites in the study area, including multiple large parcels and much of the Village waterfront.



## VISION & GOALS

conditions, challenges, assets, and opportunities for the study area. This information, combined with input from the advisory committee, stakeholder outreach, and a community visioning event and survey helped shape the vision and goals for the Revitalization Plan.

### VISION STATEMENT

The community envisions the study area to be a vibrant and walkable locale that highlights Greenwich’s natural resources and agricultural assets, and preserves its historic charm and small-town community character, while promoting sustainable economic investment and infill development. The community envisions increased awareness, connectivity, and accessibility to the Battenkill waterfront. The community envisions an array of amenities and recreational assets for its residents and visitors, as well as appropriate parking and infrastructure to support long-term business and economic growth. The community envisions the study area as a place where existing residents and businesses can thrive, and new residents and businesses are welcomed.

### GOALS

To achieve this vision, a series of broad-based goals were identified, which informed the development of this Plan’s recommendations.

- |  |   |
|--|---|
| <p><b>1</b> GOAL 1: PRESERVE COMMUNITY CHARACTER</p> <hr/> <p><b>2</b> GOAL 2: PROMOTE INFILL DEVELOPMENT ON KEY SITES</p> <hr/> <p><b>3</b> GOAL 3: INCREASE CONNECTIVITY &amp; ACCESSIBILITY TO THE WATERFRONT</p> <hr/> <p><b>4</b> GOAL 4: INCREASE WALKABILITY</p> <hr/> <p><b>5</b> GOAL 5: ENCOURAGE A GREATER DIVERSITY OF HOUSING</p> | <p><b>6</b> GOAL 6: BEAUTIFY NEIGHBORHOOD GATEWAYS</p> <hr/> <p><b>7</b> GOAL 7: INCREASE AND DIVERSIFY RECREATIONAL OFFERINGS</p> <hr/> <p><b>8</b> GOAL 8: ENSURE ADEQUATE PARKING, INFRASTRUCTURE, AND SERVICES</p> <hr/> <p><b>9</b> GOAL 9: EXPAND THE LOCAL TAX BASE</p> <hr/> <p><b>10</b> GOAL 10: INCREASE LOCAL TOURISM</p> |
|--|---|

# Community Participation

The BOA program provides communities an opportunity to formulate policies and recommendations that address specific community issues, as well as the tools to address future challenges. Community engagement and buy-in is key to ensuring successful implementation of the Revitalization Plan. Each phase of the project built upon input gathered through collaboration between the public, business and property owners, and interested partners. Active engagement and citizen input resulted in a plan that is representative of the people and community it serves.

## COMMUNITY PARTICIPATION PLAN

A Community Participation Plan was developed to ensure the public and interested stakeholders had a range of opportunities to provide input and feedback during the planning process. The plan outlines a variety of forums and outreach mechanisms to engage the public and community stakeholders and served as a guide.

## PROJECT ADVISORY COMMITTEE

At the on-set of the planning process, the Village and Town of Greenwich collaborated to form a Project Advisory Committee that was representative of the community and interests of the study area. The committee included representatives from the Village and Town Boards, Town Planning Board, local non-profits, property owners, and residents. The Project Advisory Committee met on a bi-monthly basis for working sessions and to discuss project updates.

## SUBCOMMITTEES

Three subcommittees were formed with specific geographic focus areas within the larger study area.

DUNBARTON SUBCOMMITTEE

WATERFRONT SUBCOMMITTEE

ROUNDAABOUT/GATEWAY SUBCOMMITTEE

## VISIONING SURVEY

The Greenwich Visioning Survey was launched at “Whipple City Days,” an annual street fair put on by the Greenwich Chamber of Commerce every June. Whipple City Days is well attended by residents and provides an opportunity to engage with a diverse cross section of the community. The survey was available in hard copy format at Whipple City Days and at the Greenwich Free Library for four weeks. The survey was also posted on the Village and Town’s Facebook pages and available online for the four-week period. In total, there were 125 survey responses, split relatively equally between Village and Town residents.

# Analysis of the Study Area

## PUBLIC EVENTS

To maximize reach and public participation, public events were generally organized around well-attended community events, as described below.

### WHIPPLE CITY DAYS

A project introduction and visioning booth was set up at the annual Whipple City Days Parade, an annual street fair put on by the Greenwich Chamber of Commerce. Representatives from the Advisory Committee and consultant team were at the booth to present general information on the project, including a map of the study area and an overview of the BOA program. The public was encouraged to complete the visioning survey (paper version or electronically, using a posted QR code) and also marked up a study area map with their revitalization priorities. Precedent imagery of potential uses for the former Dunbarton Mill site were also presented for public feedback and prioritization. Priorities for the study area that were identified during the event included: affordable and senior housing; cultural and community spaces; a rail trail; more commercial activity; childcare and activities for children; and focusing development in the study area to minimizing sprawl in the surrounding agricultural areas.



### HALLOWEEN PARADE

A second event was organized around the Greenwich Chamber of Commerce's annual Halloween Parade. Representatives from the Advisory Committee and consultant team set up a series of project update posters presenting the preliminary recommendations of the three subcommittees. In addition to providing feedback on the preliminary recommendations, interactions with the public at this event helped inform strategic site prioritization.

### DRAFT PLAN OPEN HOUSE

Two public open houses were held at the Greenwich Free Library in January 2022, where representatives from the consultant team and the Advisory Committee were available to answer questions about the draft recommendations and gather feedback. The event was advertised in the local paper and on social media and was well-attended. Presentation boards summarizing the draft recommendations remained available for the public to review after the open houses, throughout the month of January.

### DRAFT PLAN PRESENTATION

The draft plan was presented at a joint public Village Board and Town Board meeting in January 2022. Input from this presentation was incorporated into the final plan.

## PROPERTY OWNER & STAKEHOLDER INTERVIEWS

Working with the Advisory Committee, the consultant team identified stakeholders in the community and region. These included public and private sector individuals, including land owners, business owners, public agencies, and developers. One-on-one phone interviews and email exchanges were conducted with property owners and stakeholders throughout the planning process.

## ADDITIONAL OUTREACH

Regular updates on the project's progress were posted on the Village and Town websites, the Village and Town Facebook pages, and in the local paper. These included articles and presentations, documents, and surveys. All project updates include an opportunity for public feedback through comments and via phone or email to the project consultant. Hard copies of all project documents were also available at the Greenwich Free Library throughout the planning process. Copies of the Draft Plan, Executive Summary, and recommendation summary boards were on display at the library throughout the public comment period, with hard copy public comment forms available to the public.

## SOCIOECONOMIC CONTEXT

- The Village's population has grown substantially over the past decade, unlike the Town, Washington County, and neighboring communities.
- The study area, Village, and Town of Greenwich are younger than the surrounding area, with a growing percentage of their populations comprised of people under 34.
- Most households are owner-occupied. The need for renter-occupied units to meet the needs of the increasingly younger population in the study area should be considered.
- The Town and Village are both higher income than the greater County, with household income increasing at a higher rate in the Village over the last decade.
- The population of Greenwich is primarily white, with very little diversity. As population continues to rise within the Village, ensuring racial equity and inclusion is critical.

## LAND USE & ZONING

- The Village has a walkable, historic Main Street comprised of mixed-use buildings with ground floor retail and residential apartments above. The existing zoning is inconsistent with this historic pattern: mixed uses are only permitted by Special Use Permit, while more auto oriented uses are permitted along the corridor as-of-right.
- The Town portion of the study area is predominantly commercial. Multifamily uses are permitted along NYS Route 29, but no multifamily housing exists along the corridor. Potential impediments to this use should be explored.

- The Village's Industrial zoning district is along the Battenkill. Much of the Industrial zoned land is vacant, indicating that the zoning is potentially inhibiting waterfront development.
- The Village has no Planning Board and does not require site plan review, limiting the potential for public input and opening up the potential for out-of-context development.

## BROWNFIELD, ABANDONED, AND VACANT SITES

- 110 potential brownfield sites, totaling a combined 107 acres, were identified in the study area, 50 of which would require a Phase 1 ESA, and most likely a Phase 2 ESA, prior to their redevelopment.
- The former Dunbarton Mill site is a key abandoned, brownfield site that was the subject of a Phase II ESA in 2016. Additional assessment and remediation work is needed at the site to move forward with redevelopment.
- There are over 103 acres of vacant, abandoned, or underutilized sites in the study area, including multiple large parcels and much of the Village waterfront.

## LAND OWNERSHIP PATTERN

- Opportunities to revitalize vacant and underutilized properties in the study area should be explored, as specific projects may be more easily implemented and directed on lands owned by public entities.
- With most of the study area parcels privately owned, it is critical to engage and work with property owners throughout the planning process.

## ■ PARKS AND OPEN SPACE

- There are no parks or open space resources in the Town portion of the study area. With a stated interest in encouraging multifamily residential development in this area, the adequacy of open space access should be considered.
- There are no actively programmed parks in the study area. The need for active recreation, including playgrounds and dog parks, should be evaluated.
- The Village's two waterfront open spaces are not well connected to downtown and are not well utilized.

## ■ HISTORIC OR ARCHAEOLOGICALLY SIGNIFICANT AREAS

- The Village of Greenwich Historic District provides opportunities for funding sources, tax credits, and other incentives to support revitalization efforts.
- Revitalization options for listed and eligible historic resources should carefully considered their impacts.
- The archaeological sensitivity of the study area indicates that additional site-specific assessments will likely be needed for all recommendations involving ground disturbance.

## ■ TRANSPORTATION SYSTEMS

- Main Street is a well-traveled roadway that, along with the main gateways at each end of the study area, should be prioritized for enhancement, as it is the section of the Town and Village that is most visible to visitors and residents, alike.
- Study area roadways are generally pedestrian-oriented; however, there are some gaps in the sidewalk network and large curb cuts that create potentially dangerous conditions.
- On-street parking is generally sufficient in the aggregate, but its efficiency could be improved.
- There are several large, underutilized private parking lots in the study area. Potential opportunities for shared parking or making better use of this land should be explored.
- An underutilized rail line runs through the study area and along the Dunbarton site. Potential opportunities for this rail line to serve as a bicycle and pedestrian connector and connect to the Dunbarton site should be explored.

## ■ INFRASTRUCTURE

- The Village's public water system is being upgraded and could support additional development in the study area and expansion into the Town.
- The Village's combined sewer system is limited in geography. Potential opportunities to expand the system to encourage investment in key properties should be considered, as well as new development on underutilized properties that are already served by the system.
- The Town portion of the study area is almost entirely served by natural gas, but natural gas infrastructure is limited in the Village. Opportunities for expansion should continue to be explored with National Grid.
- There are two hydroelectric facilities in the Village, neither of which are currently operational, that are seeking Federal approval of a 20-year re-licensure. It is an opportune time for the Village to provide comments on these two facilities to ensure their consistency with the Revitalization Plan's vision and goals.

## ■ NATURAL RESOURCES AND ENVIRONMENTAL FEATURES

- The Battenkill is a nationally renowned river that was fundamental to the historic development and growth of the Village and Town. Both physical and visual access to the river is minimal throughout the study area. Opportunities to improve this connection should be explored.
- The presence of three dams in the study area make navigating this section of the Battenkill in this area challenging.
- With unconfined aquifers, floodplains, and wetlands present in the study area, recommendations for the study area should minimize impacts to wetlands and groundwater and consider potential flood risk within the floodplain.
- Soils that are well suitable for a range of development types are mapped throughout most of the study area.
- Waterfront properties that have shallower slopes (e.g., below 15%) offer the greatest potential for waterfront access and revitalization.

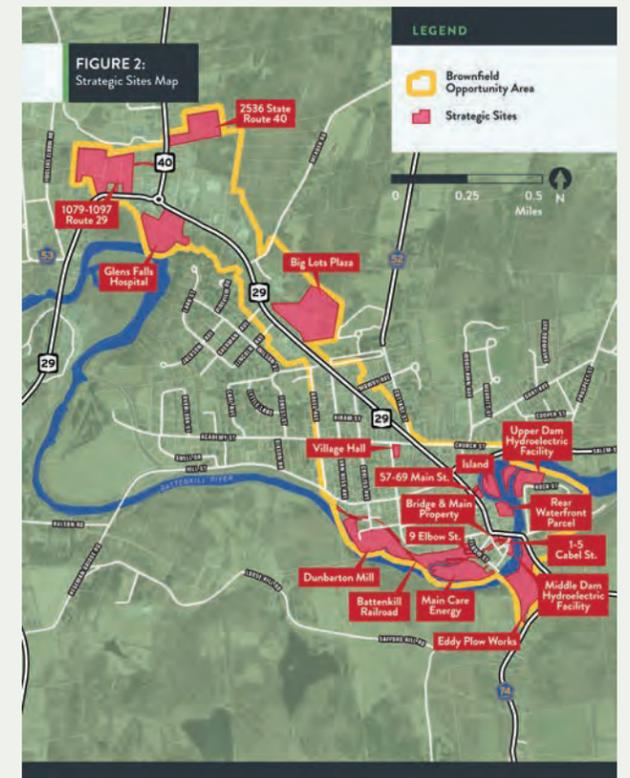
## ■ ECONOMIC & MARKET ANALYSIS

- With demand for housing in the surrounding area growing and expected to continue to do so, there is an opportunity in the study area to capture this increased demand.
- It is estimated that 60 additional housing units will be needed in the Village and 409 additional housing units will be needed in the Town by 2040.
- New housing demand should focus on diversification of the current housing stock, with a projected increased demand for rental housing, townhomes, and smaller lot single family housing.

- Demand for additional office space in the study area is limited.
- If Greenwich could recapture just five percent of the County's retail leakage, it is estimated that approximately 45,400 square feet of new retail space would be warranted.
- Greenwich could capture 1-5% of the Capital Region's projected demand for food and beverage service space, which amounts to about 2,550 – 12,750 square feet over the next decade.
- There is potentially unmet demand for a hotel in the area, which should continue to be monitored and explored for viability in the future.

## ■ STRATEGIC SITES

The Advisory Committee reviewed the inventory of brownfield, abandoned, vacant, and underutilized sites and prioritized "Strategic Sites." In total, 17 strategic sites were identified, which offer economic, environmental, and community benefits to help realize the vision of this plan. In all instances, the consultant team and/or Advisory Committee conducted outreach to the property owners prior to including the sites as strategic sites in the Plan. A map of the strategic sites is provided in **Figure 2**.



# Revitalization Strategy and Master Plan

The Master Plan includes recommended development and capital projects specifically designed to achieve the Plan's vision and goals. The balance of this section describes these projects, as well as supporting programs and policies. This section is organized according to the following major categories:



## Reimagining Vacant & Underutilized Sites



## Highlighting the Waterfront



## Enhancing Connections



## REIMAGINING VACANT & UNDERUTILIZED SITES

Infill development is the development or redevelopment of land that has been bypassed, remained vacant, and or is underutilized as a result of the continuing development process. Infill development can occur anywhere that a parcel of land is underutilized compared to the surrounding land use activities. Developing on vacant or underutilized sites can address the needs of the community, providing needed housing, retail and community services, and filling gaps in the landscape.

Closely related to infill development is the concept of adaptive reuse. While infill development focuses on the development of underutilized land or parcels, adaptive reuse more often addresses the issues of existing building design and building use. Implementation of both infill development and adaptive reuse can strengthen community function through the efficient use of existing infrastructure and buildings.

The Master Plan recommends mixed-use infill redevelopment and adaptive reuse on key sites along Main Street/Route 29 and the redevelopment of the former Dunbarton Mill site, combined with a series of programmatic and policy changes to ensure development that is in keeping with the existing community character. It should be noted that the recommendation for these key sites reflect a vision for their activation and do not reflect actual proposed projects. In all instances, the consultant team and/or Advisory Committee communicated with the private property owners prior to developing a vision for their sites.

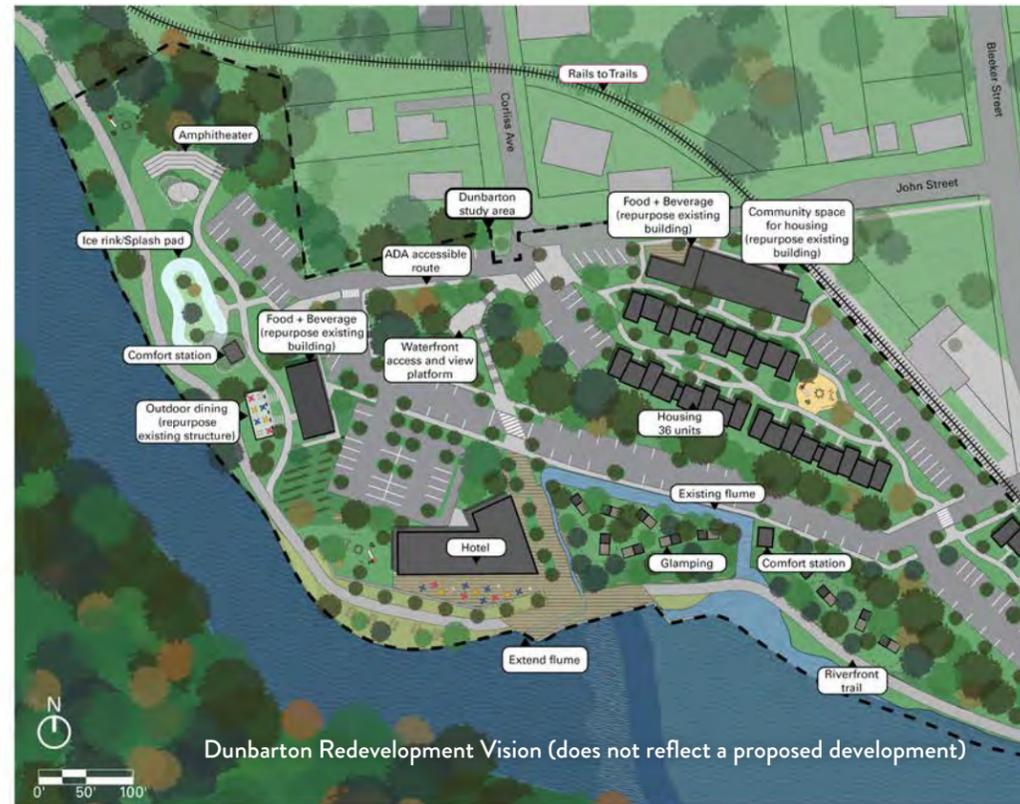


- Recommendations
- 3. 1079-1097 Route 29 Infill Development
  - 4. Big Lots Plaza Infill Development
  - 5. Glens Falls Hospital Infill Development
  - 11. 2536 State Route 40 Development
  - 19. Support Reoccupancy of Vacant Commercial Buildings
  - 28. Filling Sidewalk Gaps
  - 29. Intersection Improvements
  - 30. Reducing Speed Limit
  - 33. Study area gateway improvements



- Recommendations
- 1. 57-69 Main Street Infill Development
  - 2. Bridge & Main Infill Development
  - 6. Dunbarton Mill Development
  - 7. Village Hall Rehabilitation & Activation
  - 8. Mill Hollow Rehabilitation & Activation
  - 9. Elbow Activation
  - 10. Eddy Plow Activation
  - 20. Enhance & Expand Rock Street Park
  - 21. Develop a Dog Park
  - 22. Mill Hollow Park
  - 23. Mill Hollow Boat Launch
  - 24. Westfront Greenway
  - 25. Island Connections
  - 31. Implement Main Street Streetscape Plan Improvements
  - 32. Recreational Rail Use

- CO-HOUSING**
  - 36 units
  - 900 SF per unit
  - 5,000 SF Community space
  - 50 parking spots
- HOTEL**
  - 30 units
  - 400 SF per unit
  - 15 parking spots
- FOOD & BEVERAGE**
  - 5,000 SF total
  - 25 parking spots
- RECREATIONAL**
  - 20,000 - 30,000 SF
  - Public parking
- AMPHITHEATER**
  - 100-150 capacity
  - Public parking
- Public Parking**
  - 50 parking spots



### MAIN STREET/ROUTE 29 INFILL SITES

Main Street/Route 29 is the central spine and most heavily travelled roadway in the study area. Infill development and revitalization along this segment would result in the most visibly impactful change to locals and those passing through. Five key sites along Main Street/Route 29 were identified for infill development or revitalization.

#### RECOMMENDATION 1: 57 – 69 MAIN STREET

New development (or a mix of new development, combined with adaptive reuse) with a mix of ground floor commercial and upper floor residential would fill a gap in the streetscape, bring activity to the street through both additional residents and businesses and architectural elements like high transparency storefronts.

#### RECOMMENDATION 2: BRIDGE & MAIN PROPERTY

The existing barn on the property could be reactivated with a commercial or community use that is complementary to the brewery. The remainder of the site is envisioned for public surface parking, with screening to ensure a visually appealing entry into the Village's Main Street corridor.

#### RECOMMENDATION 3: 1079 – 1097 ROUTE 29

The Master Plan envisions the site improved with a mixed-use development of residential and retail uses, with an internal loop road connecting Route 29 & 40.

#### RECOMMENDATION 4: BIG LOTS PLAZA

The property owner is actively advertising a one-acre land lease at the southeast corner of the property, which offers the opportunity for additional development closer to the street line. Opportunities for additional infill development on the northern portion of the site should also be considered by the property owner. In conjunction with any infill development on the site, plantings and designated sidewalks in some interior locations are also envisioned to break up the expansive pavement.

#### RECOMMENDATION 5: GLENS FALLS HOSPITAL

The Advisory Committee imagines infill development in keeping with the greater vision for the corridor. The development potential of the site was reviewed by the project team and it was determined that the site could accommodate an approximately 6,500-SF building, while ensuring unobstructed views of the existing site building and providing sufficient additional parking.

### RECOMMENDATION 6: DUNBARTON MILL

Two preliminary concept test-fits were developed to determine the site's development potential. The two programs were evaluated by the Dunbarton Subcommittee, Advisory Committee, developers, and the public. Feedback from this outreach, combined with additional market research, helped inform the final concept plan.

The preferred concept reflects a vision of potential uses and programmed spaces on the site and is intended to inform future zoning updates and a future site RFP. While the exact mix of uses while be determined in the future, in consideration of market demands, the future site development would support the identified site guiding principles, provide public waterfront access, and support a mix of uses.

The final concept plan envisions the site re-activated with a mix of uses. The upper level housing vision includes 36 co-housing units with complementary community space and a neighborhood scale café or market in a repurposed existing building. The lower level vision of the site includes a small-scale boutique hotel and waterfront glamping, separated by an open pedestrian access and visual corridor to the Lower Dam. The existing flax storage building, one of the few potentially salvageable structures on the site, is envisioned for adaptive reuse as a destination restaurant, brewery, or similar use, with opportunities to incorporate a green roof and other sustainable design elements. The adjacent remnants of the former lumber storage building are envisioned converted to an outdoor dining area. The northwest portion of the site, which is constrained by limited access and steep slopes, is envisioned to be developed with a public amphitheater, offering hillside seating to watch performances with the Battenkill serving as a backdrop. Also key to the site's redevelopment vision is the riverfront trail and expanded recreation opportunities along the waterfront.

### ADDITIONAL SITE REVITALIZATION RECOMMENDATIONS

In addition to the recommendations identified above, there are several additional strategic, underutilized sites that the Master Plans envisions revitalized to activate the properties. The vision for these sites is described below.

- Recommendation 7: Village Hall:** With the Building Conditions Report of Village Hall nearing completion, the Village should reconvene the Village Hall Task Force to move forward with plans for the building's rehabilitation and activation.
- Recommendation 8: Mill Hollow:** There are several vacant properties that line the central green that the Master Plan envisions rehabilitated and reoccupied with rental housing and potential other complementary uses.
- Recommendation 9: 9 Elbow Property:** The building could be revitalized to activate the space and highlight the rail. Potential uses could include artist or makerspace
- Recommendation 10: Eddy Plow:** The Eddy Plow Works building is envisioned to be reactivated with a mix of uses, with the adjacent 17 Eddy Street improved with accessory parking and potential other opportunities for public recreation.
- Recommendation 11: 2536 State Route 40:** The Master Plan envisions the site's Route 40 frontage improved with up to 14,000 SF of commercial use, with the rear of the property improved with 106 residential units.



## PROGRAMS & POLICIES

### RECOMMENDATION 12:

Establish a Village Planning Board

### RECOMMENDATION 13:

Encourage High Quality, Context Sensitive Urban Design for New Construction and Development

### RECOMMENDATION 14:

Prioritize Extending Water and Sewer Infrastructure to Key Sites

### RECOMMENDATION 15:

Consider Zoning Updates to Allow Additional Residential Development in the Town

### RECOMMENDATION 16:

Promote and Encourage a Greater Variety of Housing

### RECOMMENDATION 17:

Promote Greenwich as a Destination

### RECOMMENDATION 18:

Support Ongoing Revitalization Initiatives

### RECOMMENDATION 19:

Support Reoccupancy of Vacant Commercial Buildings



Incorporating hardscape elements at Rock Street Park could help address wet soil conditions and create new opportunities for waterfront access and connectivity to the waterfront greenway (Recommendation 24).

## MILL HOLLOW WATERFRONT ACCESS

The Village's Mill Hollow neighborhood was identified as an underutilized area with great potential, given its waterfront location in close proximity to the Village's Main Street core. The Master Plan recommends new open space and waterfront access points in Mill Hollow to anchor the southeastern end of the Main Street corridor, drawing pedestrians south from the district core at Washington Square and Hill Street.

### RECOMMENDATION 22: MILL HOLLOW PARK

The Master Plan envisions a 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.

### RECOMMENDATION 23:

#### MILL HOLLOW BOAT LAUNCH

While there is a signed public access to the Battenkill at the southern terminus of Cross Street, the Master Plan envisions the launch improved consistent with the Battenkill Conservancy's vision for the site.



is envisioned as a multi-use path providing visual connection to the waterfront, in addition to physical access at select locations.

### RECOMMENDATION 25: ISLAND CONNECTIONS

As a secondary trail connection, the Master Plan envisions a series of bridges connecting the Rock Street Recreation Hub to Main Street via the USPS parking lot, one of the few publicly owned parcels in the study area. The Island Connections recommendation reflects a long-term vision, with the creation of a Waterfront Greenway (Recommendation #24) a more near-term priority for the Village.

## PROGRAMS & POLICIES

### RECOMMENDATION 26:

Make the Battenkill a Key Local Identifier

### RECOMMENDATION 27:

Adopt Waterfront Development Buffers in the Village



## ENHANCING CONNECTIONS

Accessible and inviting connections are needed to connect residents, businesses, and visitors to one another and to the many assets and amenities the area has to offer. Connections must ensure the safety of pedestrians throughout the study area and be designed in a manner that is consistent with local character and encourages walking and biking. Beyond sidewalks and crossings, this set of recommendations also includes creating new mixed-use paths and improving wayfinding throughout the study area.

## WATERFRONT CONNECTIVITY

One of the key priorities identified for the waterfront by the Waterfront Subcommittee was connectivity, including both connections along the waterfront and to the waterfront. Two levels of connectivity are envisioned in the Master Plan: a waterfront greenway that spans from the Dunbarton Mill Site to the Rock Street recreation hub; and a series of island bridges that would connect the Battenkill and Rock Street recreation hub to Main Street.

### RECOMMENDATION 24:

#### WATERFRONT GREENWAY

One of the key components of the trail network recommendations is the development of a waterfront greenway to connect the Dunbarton Mill site to the existing trail network at Rock Street Park. This waterfront greenway

## IMPROVE PEDESTRIAN SAFETY IN THE TOWN GATEWAY

To support the envisioned mixed-use infill development in the Town gateway, current gaps in the sidewalk network should be addressed. Improving access for all modes of transportation, including pedestrians and bicyclists, has also been shown to increase the consumer base for local businesses who rely on street traffic. By creating a more comfortable, enjoyable public realm, people are more likely to spend more time on the street and travel further distances to arrive at a particular location.

Priority segments identified by the Committee for improvement are described below.



## HIGHLIGHTING THE WATERFRONT

Throughout the planning process, the community has expressed a desire to improve access to the Battenkill.

The Master Plan recommends a multi-faceted approach to highlighting the Battenkill waterfront, including enhancing and building off the one waterfront park in the study area (Rock Street Park), incorporating new types of waterfront open spaces to enhance underutilized areas, and showcasing the waterfront a vital part of local identity.

As the Village moves forward with any of these recommendations, consideration must be given to not only their up-front development costs, but also long-term maintenance.

## ROCK STREET RECREATION HUB

Rock Street Park is an underused existing waterfront park surrounded by several Village owned and underutilized properties. There are opportunities to establish Rock Street as a recreational hub, including improving and expanding Rock Street Park and developing a dog park.

### RECOMMENDATION 20: ENHANCE & EXPAND ROCK STREET PARK

The Master Plan envisions Rock Street Park enhanced and expanded to provide more usable, year-round space, waterfront access, and connectivity.

### RECOMMENDATION 21: DEVELOP A DOG PARK

The Master Plan recommends a dog park on a portion of a Village-owned parcel on Rock Street, across from the recommended expanded Rock Street Park.

**RECOMMENDATION 28:  
FILLING SIDEWALK GAPS**

The following two current gaps in the Town gateway sidewalk network should be prioritized and addressed:

- **South side of Route 29 between Wilson Street & Lincoln Avenue.**
- **Route 40 between Route 29 & Strategic Sites**

In addition to these two key sidewalk gaps on public rights-of-way, the Town should encourage the installation of sidewalks along internal roadway to improve pedestrian safety and access.

**RECOMMENDATION 29:  
TOWN INTERSECTION IMPROVEMENTS**

As a component of the pedestrian improvements, intersection improvements are also recommended in the Town portion of the study area at the existing signalized Big Lots Plaza entry and Route 40 Hannaford entry to increase pedestrian safety and create a more comfortable experience for users when crossing these roadways.

**RECOMMENDATION 30: REDUCING SPEED LIMIT**

With the goal of increasing pedestrian connectivity and safety, it is recommended that the speed limit be reduced to 30 MPH between Sherman Avenue and the Village border.

**RECOMMENDATION 31: IMPLEMENT IMPROVEMENTS FROM THE MAIN STREET STREETScape PLAN**

The 2019 Main Street Streetscape Plan included the development of a streetscape improvement concept plan for Main Street between Academy/Church Street and Bridge Street. The concept plan includes a range of streetscape typologies to reflect the diversity of conditions along the roadway, recommendations for street furniture and streetscape elements, and access management and control measures. At the Washington Square intersection, the core of the Village’s Main Street corridor, the Plan includes additional recommendations, such as enhanced pedestrian crossing signals to improve safety.

**RECOMMENDATION 32:  
RECREATIONAL RAIL USE**

The Master Plan envisions the western portion of the Battenkill Rail being opened up to new recreational opportunities in a manner that showcases and celebrates the history of the rail and allows for the eastern segment’s continued operation. 2022 marks 40 years of continuous operation of the Battenkill Railroad and is a notable feat for a small rail operator that should be celebrated. Increased use by the Battenkill Rail and opportunities for improved connections to the east should continue to be supported.

The introduction of recreational use could take a variety of forms, including railbikes, a rail-with-trails, or a rail trail.

**RECOMMENDATION 33: STUDY AREA GATEWAY IMPROVEMENTS**

The Route 29/Route 40 intersection was identified as a key gateway to the study area. While improved with the installation of a roundabout and associated decorative plantings and paving, additional enhancements are recommended along property lines, particularly at the Suburban Propane site.

**RECOMMENDATION 34:  
WAYFINDING SIGNAGE PROGRAM**

A conceptual signage program envisions a combination of directional, orientation, directory, bulletin, and historical signs. The conceptual signage program was developed to provide visual continuity and reflect the study area’s history.



**SECTION  
1**

**Project Background**



DIRECTIONAL SIGN      ORIENTATION SIGN      POLE DIRECTIONAL SIGN      HISTORICAL SIGN      DIRECTORY SIGN      BULLETIN SIGN



**THE GREENWICH BROWNFIELD OPPORTUNITY AREA NOMINATION STUDY** (referred to as the Greenwich Revitalization Plan) is sponsored by the Village of Greenwich and Town of Greenwich, with funding provided by the New York State Department of State (NYS DOS) Brownfield Opportunity Area (BOA) program.

## 1.1 THE BROWNFIELD OPPORTUNITY AREA PROGRAM

The Brownfield Opportunity Area (BOA) program was developed in 2003 as the planning component of the NYS Superfund/Brownfield Law (GML Article 18-C, Section 970-r), providing municipalities and community-based organizations with financial and technical assistance to complete area-wide revitalization strategies for neighborhoods impacted by the presence of brownfields and environmental hazards.

Goals of the program include:

- Assess the full range of community redevelopment opportunities posed by a concentration of brownfields.
- Build a shared community vision for the reuse of strategic sites and actions to achieve community revitalization.
- Coordinate and collaborate with local, state, and federal agencies, community groups, and private-sector partners to identify and implement solutions and leverage investments.

The BOA program is a multi-step process that begins with a BOA “Nomination Study,” which charts the roadmap to return brownfield sites to productive use. The goal is identify the opportunities and challenges posted by brownfield sites, present a clear and attainable community vision, and pinpoint key redevelopment opportunities.

When a BOA Nomination Study is complete, a community may request BOA designation by the Secretary of State. This official designation allows developers who are participating in the voluntary Brownfield Cleanup Program to receive a tax credit “bump-up” to redevelop the sites in

a manner that is consistent with the community’s vision and Secretary-approved plan. Designated BOAs also receive priority and preference for some state grant programs.

BOA designation demonstrates community support for the goals outlined in the plan. This removes risk and uncertainty ordinarily associated with investment in a transitional or marginal market by assuring potential developers that their investment is part of an overall plan for the revitalization of the area.

### WHAT IS A BROWNFIELD?

**Brownfield sites are typically former industrial or commercial properties where activities may have resulted in environmental impairment. NYS DOS and the NYS Department of Environmental Conservation (NYS DEC) recognize the detrimental impacts these sites have on their surrounding neighborhoods, and that brownfield impacts are not limited to individual sites or adjoining property. The presence (and potential presence) of contaminated sites can impact the viability of entire neighborhoods by negatively affecting quality-of-life and discouraging potential investment. These impacts can lead to disinvestment and blight radiating outward far beyond the impacted sites or immediate area.**

## 1.2 PURPOSE OF THIS PLAN

The purpose of the Nomination Study is to identify a long-term plan for the revitalization of the neighborhood, including redevelopment and neighborhood-based projects. The Greenwich Revitalization Plan meets the requirements established by NYSDOS, but is also specifically tailored to the needs and priorities of the Village and Town of Greenwich.

These include:

- **Increasing waterfront access:** The study area is located along the Battenkill waterfront, but access to this natural and recreational resource is limited by the presence of underutilized current and former industrial properties along the water. Key among these waterfront properties is a nine-acre former mill (the “Dunbarton Mill”) that the Village seeks to acquire. The Village initiated acquiring the property through eminent domain in 2016. Also present along the waterfront are two hydroelectric facilities that are in the process of seeking re-licensure, offering an opportunity to improve public access on these key sites.
- **Improving connectivity:** the study area spans the Village and Town boundary, connecting the historic downtown of the Village to the Town’s more auto-centric commercial center. There are opportunities to improve connections across this commercial spine of the Village and Town, in addition to exploring potential alternate connections, including waterfront connectivity and reimagining the underutilized rail line corridor that traverses the study area.
- **Reimagining vacant and underutilized sites:** the BOA program provides an opportunity to create a community supported vision for vacant and underutilized sites in the study area. Shaped by the market changes brought on by the COVID-19 pandemic, these sites can both fill voids and meet shifting needs for housing and other uses.

1 Census OnTheMap (2019 ACS).

## 1.3 PROJECT LOCATION AND BOUNDARY

The study area is located in Washington County, NY, a long narrow county located in the northeastern section of New York State and stretching from the Hudson River Valley and Taconic Mountains at its southern end to the Lake Champlain Valley and Adirondack Mountains at its northern end (see **Figure 1**). The County is known for its rich valley farmland and agricultural economy. The County’s economy is also driven in part by its location in the Glens Falls MSA, the Capital Region Economic Development Council (CREDC), and along the Vermont border: over 70% of County residents work outside the County<sup>1</sup>. The COVID-19 pandemic has accelerated interest in Washington County’s outdoor agritourism offerings, given its proximity to the major tourism destinations of Saratoga Springs (less than 20 miles west of Greenwich) and Lake George (less than 30 miles north of Greenwich). However, tourism remains a small part of the County’s economy, which does not have a single hotel.

The Town and Village of Greenwich are located in the southwest part of Washington County. The Town abuts the Hudson River, the County’s western border with neighboring Saratoga County. The Battenkill River forms the Town’s southern border. The Village of Greenwich is centered around the Battenkill, with the northern portion of the Village located in the Town of Greenwich and the southern portion of the Village located in the neighboring Town of Easton.

Greenwich is a beautiful, rural town with a rich history and strong agricultural base. The historic growth of the Town was also built on its location along the Battenkill River, with mills and hamlets developed along the Town’s waterfront. The Village serves as the commercial and residential center of the Town of Greenwich and is a quaint Village centered around a commercial Main Street, with historic homes on side streets. The Greenwich Central School District, which serves the Town and Villages of Greenwich, as well as portions of neighboring towns, is located in the Village. Commercial development has expanded beyond the Village into the Town along Route 29 and the hamlet of Middle Falls.

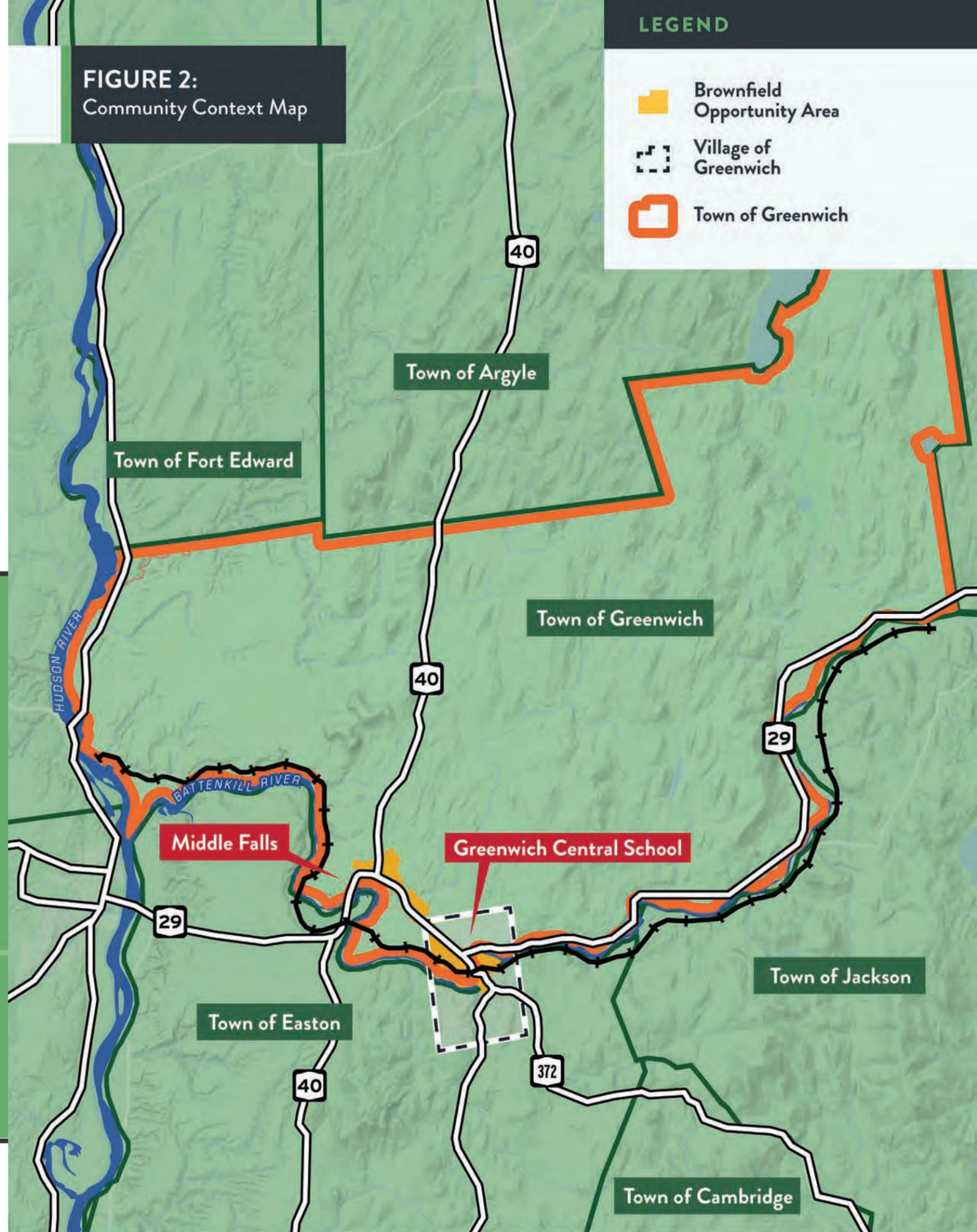
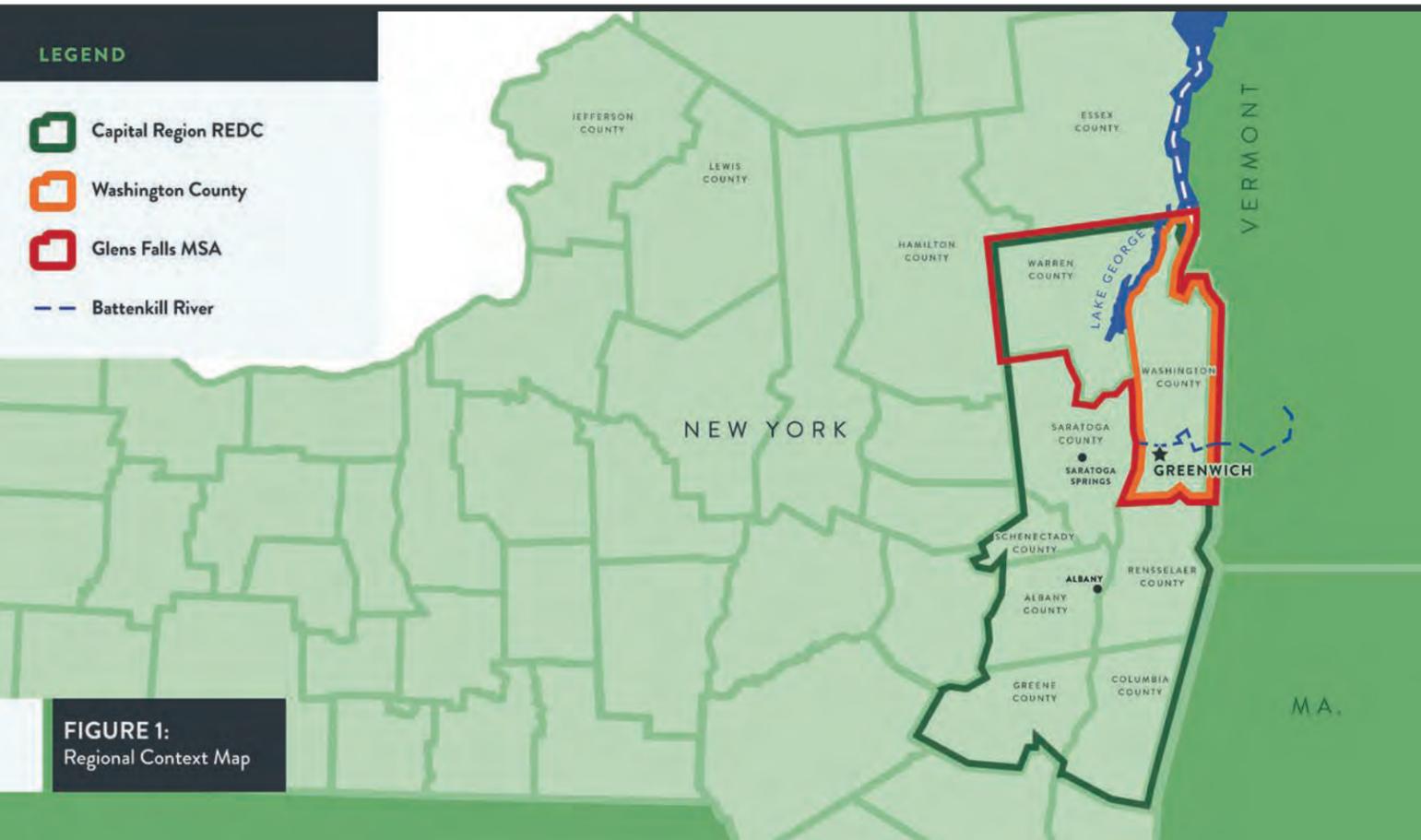
The study area encompasses approximately 388 acres in the Village and Town of Greenwich (refer to **Figure 2**). As shown in **Figure 3**, the study area begins in the northwest around the intersection of Routes 29 and 40, a key gateway into the commercial Main Street/Route 29 corridor that connects the Village and Town. At this gateway, the

northern and westernmost bounds of the study area were defined by their common zoning and characteristics: large, underutilized properties that are zoned for mixed-use and are ripe for development. Heading southwest, the study area includes all properties with frontage on Route 29/ Main Street. The centering of the BOA study area along Main Street allows for recommendations for new infill development and site activation – a key study goal – to have the biggest impact on the greater communities.

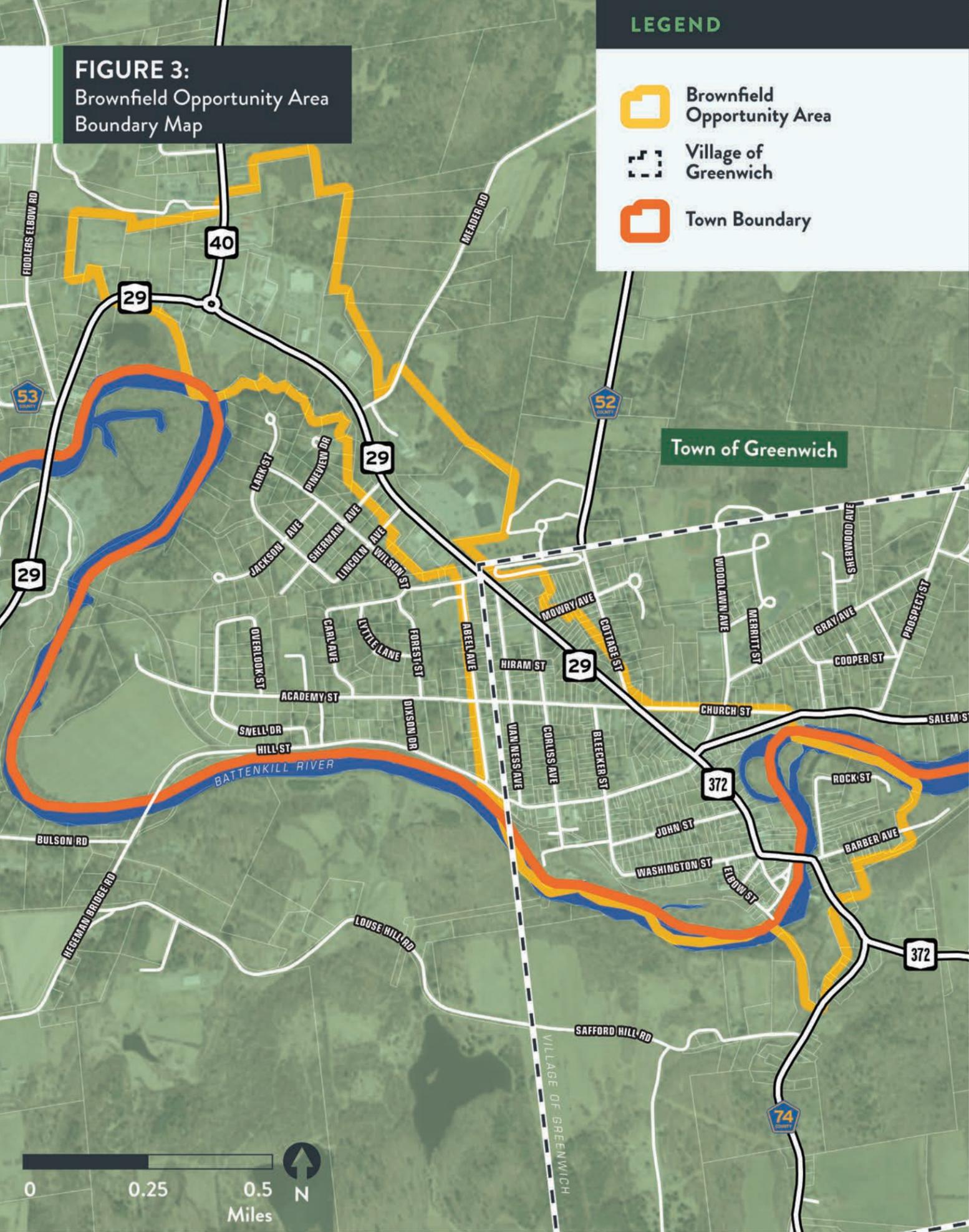
With improved waterfront access identified as another key goal of the BOA the study area, the study area opens up at the Village boundary to extend south and east to the Battenkill waterfront. The Battenkill frontage included in the study area was specifically defined to include the waterfront former and current industrial properties that once sourced power from the river: The Dunbarton Mill site forms the southwestern border, the Village wastewater treatment plant forms the southeastern border, and the former Eddy Plow Works and hydro-electric facility form the southern border.

These larger, underutilized Village waterfront properties offer the greatest opportunity for transformative change.

Beyond the waterfront and Main Street, the southern portion of the study area includes the largely residential streets between Abeel Avenue and Main Street, as well as the largely residential Rock Street section of the Village. These areas will experience the greatest spillover affects of any changes to Main Street and the waterfront. From end to end, the study area includes the primary gateways from points west (Route 29), north (Route 40), and east (Route 29/Salem Street and Route 372/Eddy Street). By extending to these gateways, the plan was able to explore opportunities to capture the interest of those passing through Greenwich en route to the tourist destinations of Saratoga Springs to the west and Vermont to the east. In total, the study area includes 110 potential brownfield sites, representing a combined 107 acres. There are over 103 acres of vacant, abandoned, or underutilized sites in the study area, including multiple large parcels and much of the Village waterfront.



**FIGURE 3:**  
Brownfield Opportunity Area  
Boundary Map



## 1.4 RELATED PLANNING STUDIES & EFFORTS

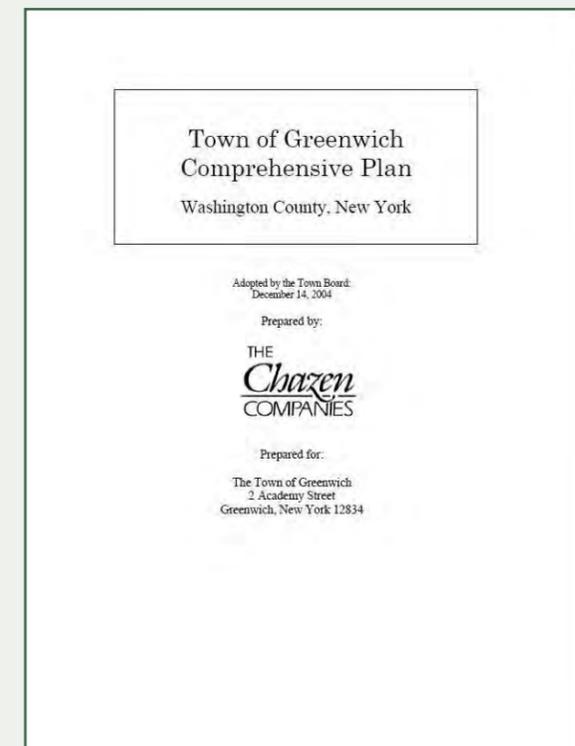
This Revitalization Plan builds on the work and vision of several recent local, regional, and state planning initiatives, including the Town of Greenwich Comprehensive Plan, the Village of Greenwich's Vision Plan and Community Action Plan, the Main Street Streetscape Plan, the Washington County Housing and Tourism Plans, and the Statewide Trails Plan. Key elements of these documents are summarized below.

### TOWN OF GREENWICH COMPREHENSIVE PLAN

The 2004 Town of Greenwich Comprehensive Plan is a blueprint to help guide the future of the Town and includes an explicit set of goals that define a broader vision for the next decade. Strategic community goals in the plan include:

- Encouraging sidewalk connections to connect the Village to the Town's commercial areas;
- Extending water service to the Routes 29/40 commercial areas;
- Protecting the Town's natural areas along the Battenkill River;
- Encouraging a range of housing options to meet the economically and demographically diverse population of the Town;
- Retaining a rental housing stock that is well maintained;
- Refining commercial design guidelines; and
- Developing a pedestrian/bicycle path along the Battenkill River and/or developing additional access points to the Battenkill.

The Comprehensive Plan informed the development of the Town's current zoning ordinance.





## 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 bring appropriate new uses to strategic development sites;
- Caring, 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 elements applicable to the BOA study area, including:

- Streetscape enhancements along Main Street and between the residential neighborhoods and existing and new destinations;
- A municipal parking lot on Main Street;
- Additional waterfront parks;

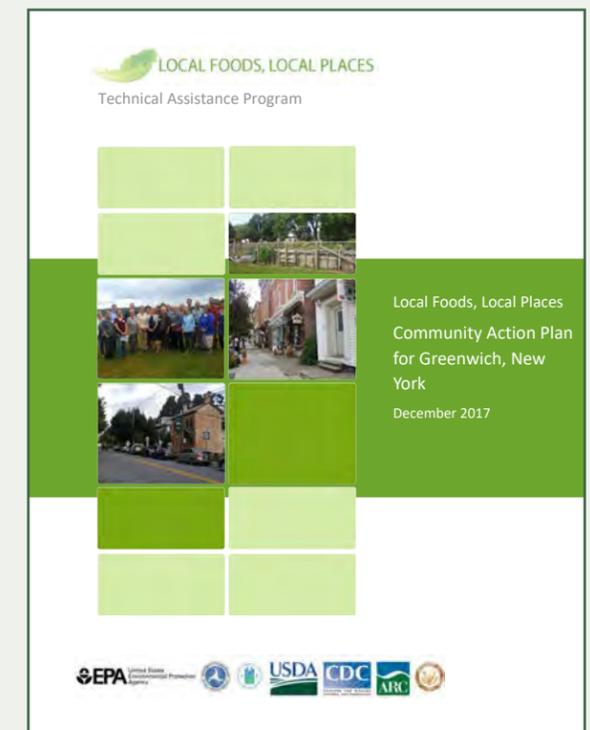


- A waterfront trail that provides access to the river islands and connects the Dunbarton Mill site and Mill Hollow along the river;
- Strengthened visual connections from Main Street to the Battenkill; and
- Redeveloping the Dunbarton Mill site, Mill Hollow, and the former IGA site \*\*The former IGA has since been repurposed into a YMCA Branch.

Overall, the Village Vision Plan is a reflection of 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.



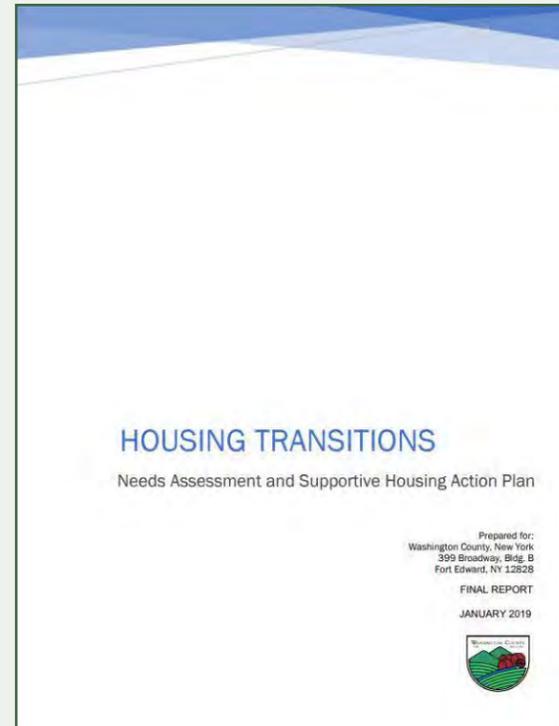
## MAIN STREET STREETScape PLAN

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, the inconsistency of streetscape features, a 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 on the adjacent transportation network.



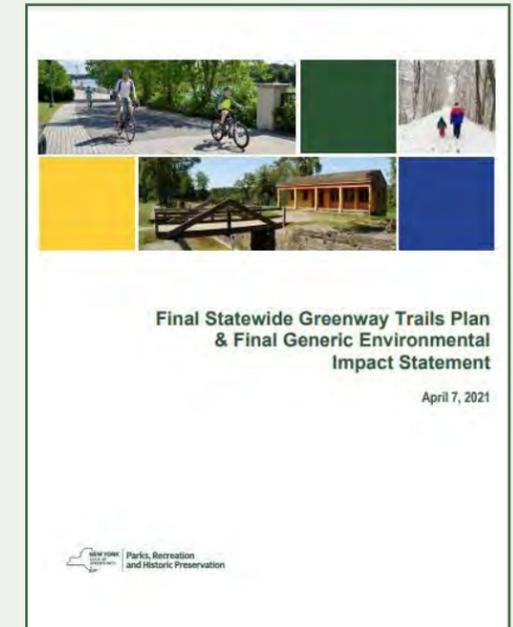
## WASHINGTON COUNTY HOUSING ASSESSMENT AND SUPPORTIVE HOUSING ACTION PLAN

Washington County's 2019 Housing Transitions: Needs Assessment and Supportive Housing Plan assesses the housing needs and gaps faced by the homeless population through the County and provides recommendations for viable homeless and transitional housing options for Washington County to pursue. The Plan suggests a clear need within Washington County for quality, affordable housing, especially for homeless or at-risk populations, and the Plan's key recommendations broadly speak towards encouraging and making property available for supportive housing and fostering collaboration between local service providers/non-profits and experienced affordable housing developers.



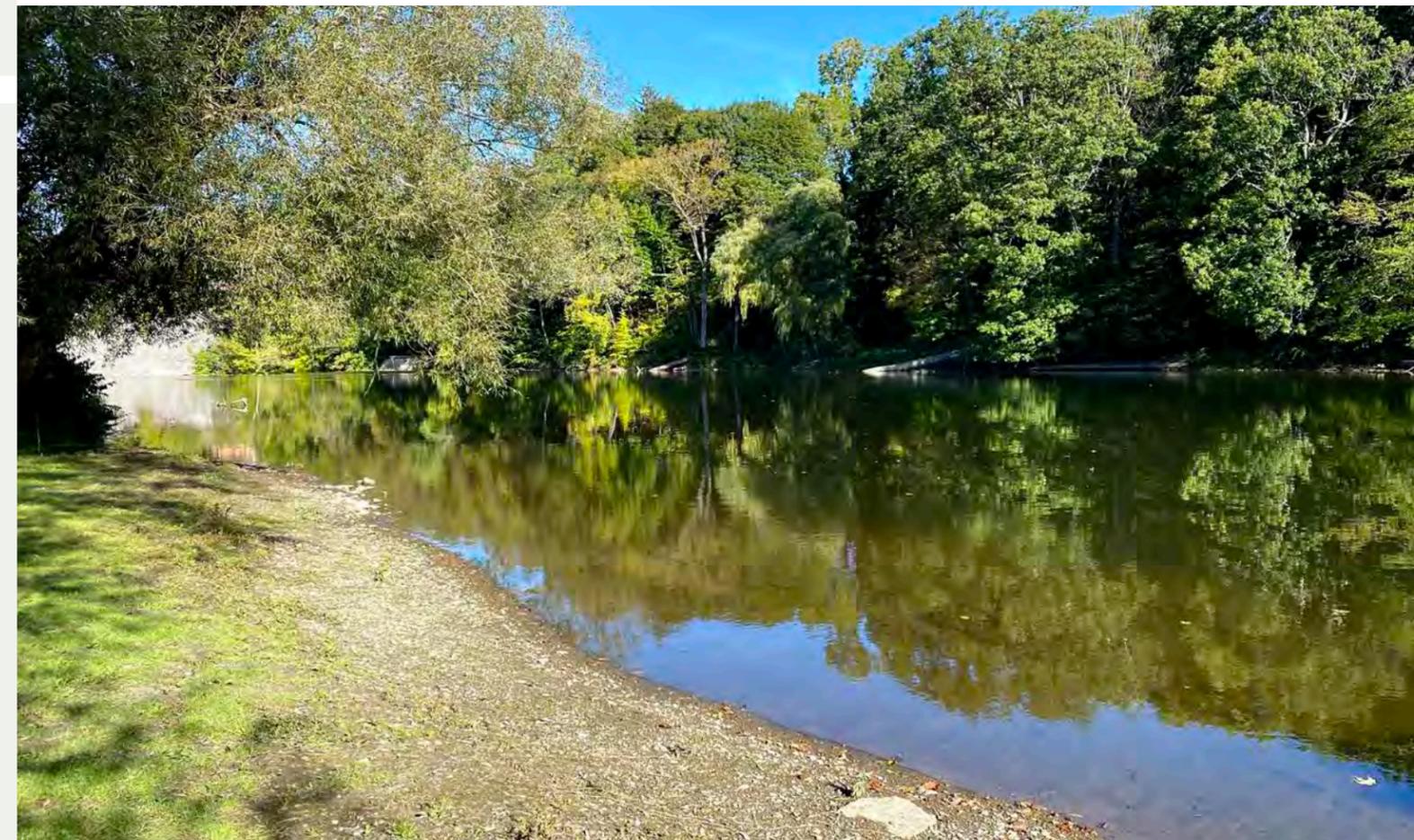
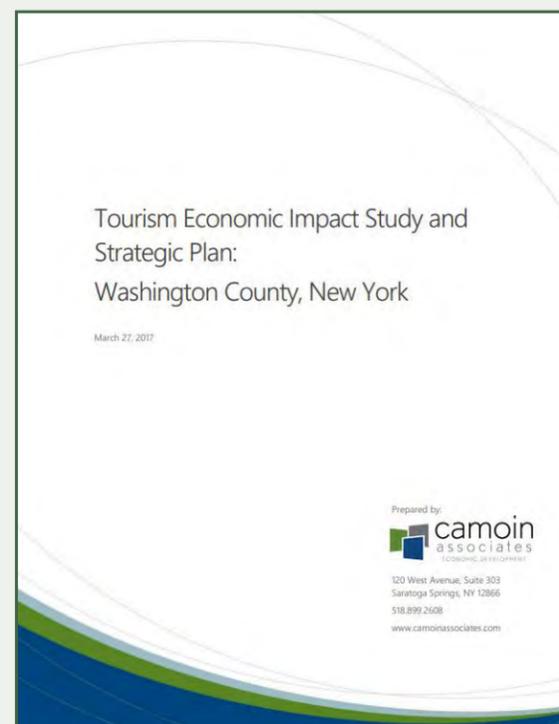
## STATEWIDE GREENWAY TRAILS PLAN

The 2021 Statewide Greenway Trails Plan focuses on developing a more cohesive and comprehensive greenway trails system that offers new trail corridors, promotes healthy and active recreational and tourism opportunities, connects communities with natural landscapes, and identifies appropriate funding resources. This Plan identifies trail types, shared-use trails, and provides the public with an opportunity to review greenway trail inventory across the state. The Plan identifies the Battenkill Rail as a "Potential Greenway Trail Corridor" running from the Champlain Canalway Trail to the west, through the Town and Village of Greenwich, and to proposed and existing Slate Valley Trail to the east. The Battenkill Rail runs through the BOA study area.



## WASHINGTON COUNTY TOURISM ECONOMIC IMPACT STUDY & STRATEGIC PLAN

The 2017 Tourism Economic Impact Study and Strategic Plan aims to understand the economic impacts that the tourism industry has on the County in terms of sales, jobs, and earnings. Key actions from this report include, retaining an individual as a tourism liaison between the County, chambers, and local businesses; dedicating funds towards tourism marketing endeavors; improving wayfinding signage in communities; and investigating lodging/hotel needs within the County. Public outreach feedback suggests that there are currently many positive aspects of the County that are attracting visitors and second homeowners, but in order to expand the tourism economy, deliberate actions need to be taken to increase visitation. The report states that though there is great value to visitors coming into the region for daytrips, the county could benefit from offering a wider variety of amenities and lodging options (i.e., hotel, motel, etc.) of an appropriate scale.





## 1.5 VISION & GOALS

As part of the planning process, a thorough inventory and analysis was conducted to better understand existing conditions, challenges, assets, and opportunities for the study area. This information, combined with input from the advisory committee, stakeholder outreach, and a community visioning event and survey helped shape the vision and goals for the Revitalization Plan.

## VISION STATEMENT

The community envisions the study area to be a vibrant and walkable locale that highlights Greenwich’s natural resources and agricultural assets, and preserves its historic charm and small-town community character, while promoting sustainable economic investment and infill development. The community envisions increased awareness, connectivity, and accessibility to the Battenkill waterfront. The community envisions an array of amenities and recreational assets for its residents and visitors, as well as appropriate parking and infrastructure to support long-term business and economic growth. The community envisions the study area as a place where existing residents and businesses can thrive, and new residents and businesses are welcomed.

## GOALS

To achieve this vision, a series of broad-based goals were identified, which informed the development of this Plan’s recommendations.

### 1

#### GOAL 1: PRESERVE COMMUNITY CHARACTER

Often repeated by both the Advisory Committee and the public throughout the planning process was the importance of preserving community character by “maintaining the rural feel,” “keeping the small town charm,” and “not losing focus on the fundamental identify of Greenwich.” Plan recommendations must incorporate measures to maintain the character of the study area, but also of the larger Village and Town.

### Visioning Survey Results



### 2

#### GOAL 2: PROMOTE INFILL DEVELOPMENT ON KEY SITES

In a small community like Greenwich, it is important to focus on sites that will have the greatest impact if revitalized. Encouraging development on key sites in the study area will also help preserve the Town’s rural, agricultural land by discouraging sprawl.

### 3

#### GOAL 3: INCREASE CONNECTIVITY & ACCESSIBILITY TO THE WATERFRONT

While foundational to the development of the Village and Town, awareness of and access to the Battenkill is limited. There is Interest in a variety of forms of access, from visual access with walking and picnicking, to swimming, boat access, fishing, camping, and piers. Increasing connectivity to the waterfront would be an asset to the local population and a potential tourism driver.

■ 68% rate Greenwich’s waterfront access as “poor” or “very poor”

### 4

#### GOAL 4: INCREASE WALKABILITY

The Village’s historic development lends itself to walking, with short blocks and sidewalks and other pedestrian amenities throughout. Extending this walkability into the Town portion of the study area would help to increase connectivity and support economic development and business growth. Pedestrian enhancements can also help address existing or perceived strains on parking.

# 5

## GOAL 5: ENCOURAGE A GREATER DIVERSITY OF HOUSING

The housing stock in the Town and Village of Greenwich is largely owner-occupied single-family housing. With growing demand and shifting demographics and preferences, the Plan must strive for a greater diversity of housing options, including rental housing, senior housing, townhomes, condominiums, and affordable housing. Also important is the quality of housing stock.

**75% feel that the lack of variety or quality of housing prevents people from moving to and investing in Greenwich “somewhat” or “to a great extent”**

# 6

## GOAL 6: BEAUTIFY NEIGHBORHOOD GATEWAYS

The study area is strategically located at the convergence of several State and County routes (Route 29, 40, and 372), which connect the Village and Town to the greater region. Gateway treatments are important to alert drivers and pedestrians that they are entering an area with a defined character and positive identity.

# 7

## GOAL 7: INCREASE AND DIVERSIFY RECREATIONAL OFFERINGS

Parks are vitally important to establishing and maintaining the quality of life in a community, ensuring the health of families and youth, and contributing to the economic and environmental well-being of a community and a region. The Plan must ensure that there is enough parkland and a diversity of options to meet current and future recreational needs.

**65% feel that the lack of parks and recreation availability, options, or quality prevents people from moving to/investing in Greenwich “somewhat” or “to a great extent”**

# 8

## GOAL 8: ENSURE ADEQUATE PARKING, INFRASTRUCTURE, AND SERVICES

Any new development must have adequate infrastructure and support services to support to minimize impacts. This includes parking and traffic impacts, water and sewer infrastructure, and social and community services like healthcare, childcare, and schools.

# 9

## GOAL 9: EXPAND THE LOCAL TAX BASE

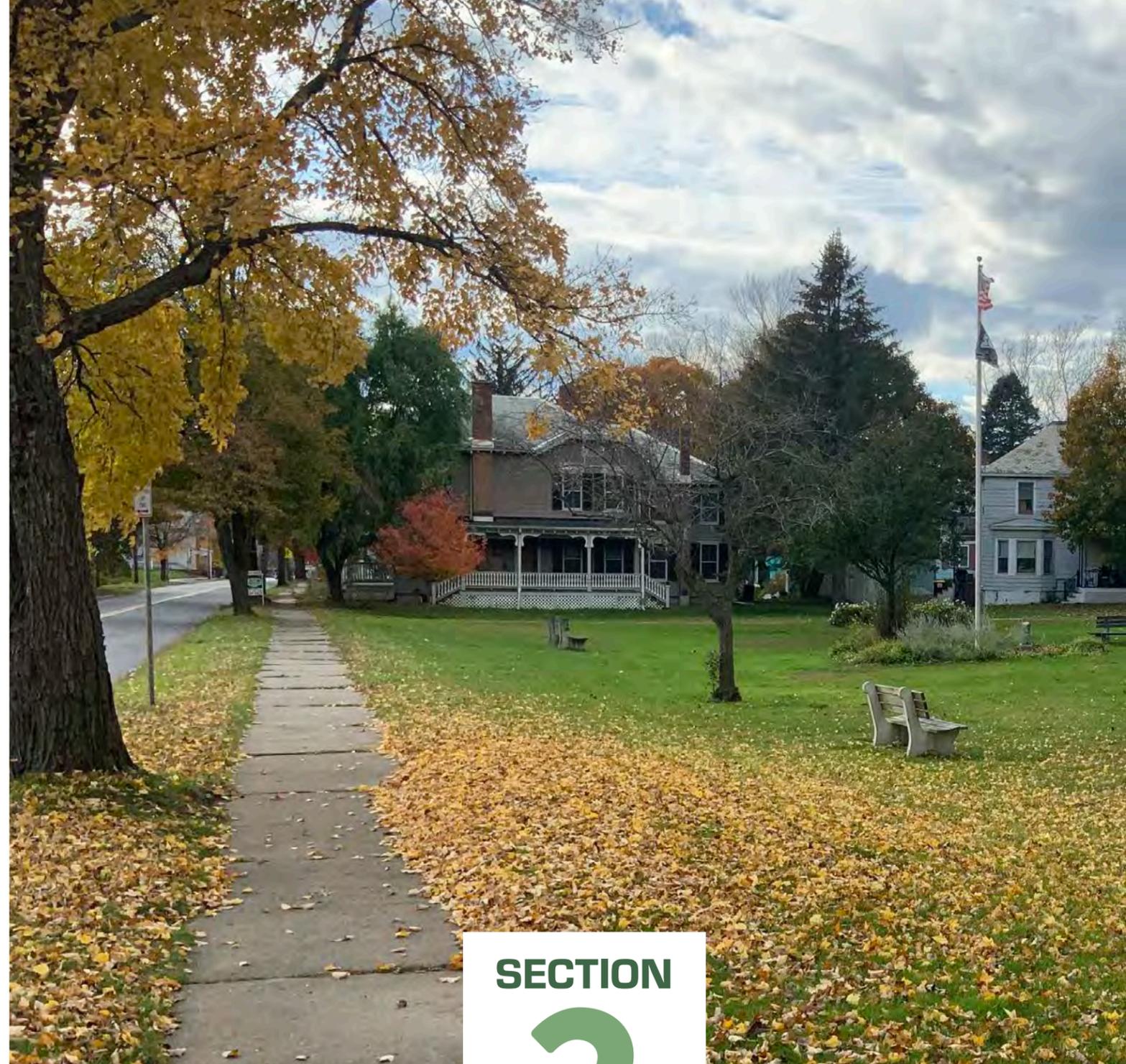
The Plan seeks to expand the local tax base and increase tax revenue by attracting new businesses and resident and building local employment. Expanding the local tax base will limit tax increases and support the investment needed to carry out the community’s vision.

**59% feel that property tax burden prevents others from moving to or investing in Greenwich “to a great extent”**

# 10

## GOAL 10: INCREASE LOCAL TOURISM

The COVID-19 pandemic shifted the tourism landscape and renewed interest in domestic travel and outdoor recreation and tourism offerings. Greenwich can build off its strategic location between the tourism destinations of Saratoga Springs, Lake George, and Vermont to increase tourism locally, including both day-trips and overnight trips.



# SECTION 2

# Community Participation

The BOA program provides communities an opportunity to formulate policies and recommendations that address specific community issues, as well as the tools to address future challenges. Community engagement and buy-in is key to ensuring successful implementation of the Revitalization Plan. Each phase of the project built upon input gathered through collaboration between the public, business and property owners, and interested partners. Active engagement and citizen input resulted in a plan that is representative of the people and community it serves.



## 2.1 COMMUNITY PARTICIPATION PLAN

A Community Participation Plan was developed to ensure the public and interested stakeholders had a range of opportunities to provide input and feedback during the planning process. The plan outlines a variety of forums and outreach mechanisms to engage the public and community stakeholders and served as a guide. A full copy of the Community Participation Plan can be found in **Appendix 1**.

## 2.2 PROJECT ADVISORY COMMITTEE

At the on-set of the planning process, the Village and Town of Greenwich collaborated to form a Project Advisory Committee that was representative of the community and interests of the study area. The committee included representatives from the Village and Town Boards, Town

### PROJECT ADVISORY COMMITTEE

- PAMELA FULLER, Village Mayor
- DONALD WARD, Town Supervisor (2020 - 2022)
- JILL TEFFT, Village Board
- JEFF DUXBURY, Town Council
- LORRAINE BALLARD, Battenkill Conservancy
- ANDREW KELLY, Village Attorney
- TOM GRAVES, Town Council (2022 - )
- WILLIAM TOMPKINS, Town Planning Board
- CAITLIN VOLLMER, Village Zoning Board of Appeals

Planning Board, local non-profits, property owners, and residents. The Project Advisory Committee met on a bi-monthly basis for working sessions and to discuss project updates. Summaries of all meetings are provided in **Appendix 2**.

#### MEETING 1: MARCH 10, 2021

The first Advisory Committee meeting was held virtually on March 10, 2021. The meeting included an overview of the NYSDOS BOA Program and past planning efforts, as well as a review of the general project timeline and scope. The Advisory Committee discussed their goals for the planning project and process and issues and opportunities in the study area.

#### MEETING 2: MAY 25, 2021

The second Advisory Committee meeting was held virtually on May 25, 2021. At this meeting, the committee discussed the findings of the draft Inventory & Analysis and discussed the components of the Community Participation Plan.

#### MEETING 3: AUGUST 3, 2021

The Advisory Committee met virtually on August 3, 2021 to discuss the findings of the public visioning survey and workshop the vision statement and goals to guide the planning process moving forward. It was also at this meeting that the Advisory Committee formed three subcommittees: Dunbarton, Waterfront, and Roundabout/Gateway.

#### MEETING 4: OCTOBER 24, 2021

On October 24, 2021, the Advisory Committee had their fourth virtual meeting to provide updates on the progress of the three subcommittees and identify additional strategic site and recommendation priorities.

#### MEETING 5: DECEMBER 14, 2021

The Advisory Committee had their fifth meeting on December 14, 2021 to review and revise the draft plan recommendations.



## 2.3 SUBCOMMITTEES

Three subcommittees were formed with specific geographic focus areas within the larger study area. A description of these subcommittees is provided below. Summaries of all subcommittee meetings are provided in **Appendix 2**.

### DUNBARTON SUBCOMMITTEE

The Dunbarton Subcommittee met beginning with a site visit of the former Dunbarton Mill property in the summer of 2021 and two additional virtual meetings. The first subcommittee meeting was focused on an analysis of the site's existing conditions, site constraints, and opportunities, and included a working discussion of the vision for the site's future programming. A second subcommittee meeting was held in the fall of 2021 to review preliminary concept plans for the property, developed based on the subcommittee input and public visioning survey responses. Developers from across the state were invited to this second meeting to provide their input on the direction of the concept plans and guide the plan's refinement.

### WATERFRONT SUBCOMMITTEE

The Waterfront Subcommittee was focused on waterfront access within the Village. The first virtual subcommittee meeting (in August 2021) reviewed constraints and opportunities for waterfront access and recreation and established an overall waterfront access and connectivity vision. Following the August meeting, outreach was made to key waterfront property owners. The results of this outreach helped inform the preliminary concept plan, which was reviewed by the subcommittee at an October 2021 virtual meeting.

### ROUNABOUT/GATEWAY SUBCOMMITTEE

The Roundabout/Gateway Subcommittee meeting was formed with a focus on the Town portion of the study area. A first virtual meeting was held in August 2021 to identify overall priorities for the corridor and key properties. Following outreach to all property owners, a second meeting was held in October 2021 to inform the vision for strategic sites' infill redevelopment and other programmatic recommendations. At this meeting, the subcommittee proposed modifying the study area boundary to reflect a recently approved property subdivision and include other key sites that were in keeping with the project's initial intent. The Roundabout/Gateway Subcommittee met for a third time in November 2021 to discuss the vision for the expanded BOA study area.

## 2.4 VISIONING SURVEY



The Greenwich Visioning Survey was launched at “Whipple City Days,” an annual street fair put on by the Greenwich Chamber of Commerce every June. Whipple City Days is well attended by residents and provides an opportunity to engage with a diverse cross section of the community. The

survey was available in hard copy format at Whipple City Days and at the Greenwich Free Library for four weeks. The survey was also posted on the Village and Town’s Facebook pages and available online for the four-week period. In total, there were 125 survey responses, split relatively equally between Village and Town residents. A summary of the Visioning Survey results is provided in **Appendix 3**.

## 2.5 PUBLIC EVENTS

To maximize reach and public participation, public events were generally organized around well-attended community events, as described below.

### WHIPPLE CITY DAYS

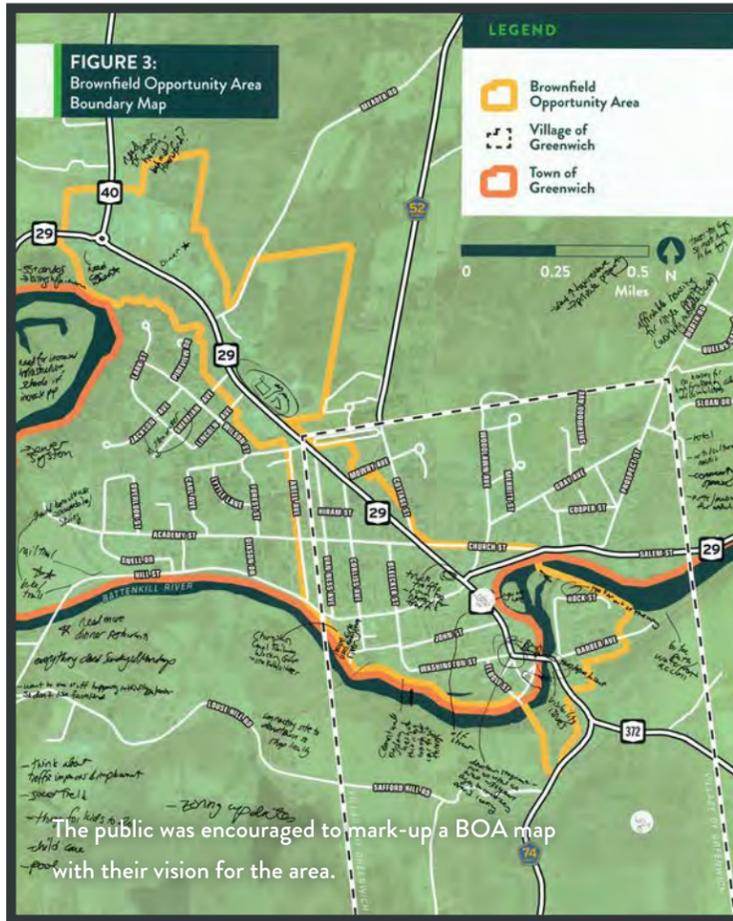
A project introduction and visioning booth was set up at the annual Whipple City Days Parade, an annual street fair put on by the Greenwich Chamber of Commerce. Representatives from the Advisory Committee and consultant team were at the booth to present general information on the project, including a map of the study area and an overview of the BOA program. The public was encouraged to complete the visioning survey (paper version or electronically, using a posted QR code) and also marked up a study area map with their revitalization priorities. Precedent imagery of potential uses for the former Dunbarton Mill site were also presented for public feedback and prioritization. Priorities for the study area that were identified during the event included: affordable and senior housing; cultural and community spaces; a rail trail; more commercial activity; childcare and activities for children; and focusing development in the study area to minimizing sprawl in the surrounding agricultural areas.

### HALLOWEEN PARADE

A second event was organized around the Greenwich Chamber of Commerce’s annual Halloween Parade. Representatives from the Advisory Committee and consultant team set up a series of project update posters presenting the preliminary recommendations of the three subcommittees. In addition to providing feedback on the preliminary recommendations, interactions with the public at this event helped inform strategic site prioritization.



Whipple City Days Event



The public was encouraged to mark-up a BOA map with their vision for the area.



Halloween Event

## DRAFT PLAN OPEN HOUSE

Two public open houses were held at the Greenwich Free Library in January 2022, where representatives from the consultant team and the Advisory Committee were available to answer questions about the draft recommendations and gather feedback, which is summarized in **Appendix 7**. The event was advertised in the local paper and on social media and was well-attended. Presentation boards summarizing the draft recommendations remained available for the public to review after the open houses, throughout the month of January.

## DRAFT PLAN PRESENTATION

The draft plan was presented at a joint public Village Board and Town Board meeting in January 2022. Input from this presentation is included in the public comments summary in **Appendix 7**.



## 2.6 PROPERTY OWNER & STAKEHOLDER INTERVIEWS

Working with the Advisory Committee, the consultant team identified stakeholders in the community and region. These included public and private sector individuals, including land owners, business owners, public agencies, and developers. One-on-one phone interviews and email exchanges were conducted with property owners and stakeholders throughout the planning process. A summary of these interviews is provided in **Appendix 4**.

## 2.7 ADDITIONAL OUTREACH



Regular updates on the project’s progress were posted on the Village and Town websites, the Village and Town Facebook pages, and in the local paper. These included articles and presentations, documents, and surveys. All project updates include an opportunity for public feedback through comments and via phone or email to the project consultant. Hard copies of all project documents were also available at the Greenwich Free Library throughout the planning process. Copies of the Draft Plan, Executive Summary, and recommendation summary boards were on display at the library throughout the public comment period, with hard copy public comment forms available to the public. Public comments on the draft plan that were provided via hard copy comment forms, email, and phone are summarized in **Appendix 7**.





## INTERVIEWED PROPERTY OWNERS & STAKEHOLDERS:

RAY AGNEW Glens Falls Hospital

JAMES BALLARD Property Owner

DAVID BORGER Main Care

COLIN BRICE Studio Mapos/Topos

JAMES CAROUSO Property Owner

CHRIS CASTRIO Argyle Brewing Company

JILL CRAWFORD Type A

CHRIS CRIPPS Better Bee

JOHN CULLINAN Battenkill Motors

CALLIE CURRIN Currin Compliance

TERESA DAWSON Skin Diva Med Spa

WAYNE EDSFORTH Greenwich Hardware

CHRIS ELLIS Suburban Propane

KELLY EUSTIS Greater Greenwich  
Chamber of Commerce

JACOB FETTERMAN Trout Unlimited

GLORIA FAUNDERS Washington County  
Co-Op Insurance

LEO FLYNN Village of Greenwich DPW

BRUCE FERGUSON Northeast NY Railroad  
Preservation Group

DEB GONSALVES Cumberland Farms

BARBARA HAMMEL Business Owner

JEAN HAMMERMAN Center for Creative  
Land Recycling

ANN MARIE HATCH Glens Falls Hospital

JENNIFER HERBERT NAPA Auto Parts

SHERRI LOON Battenkill Hydro Associates

AMBER MATHIA Bonacio Construction

TRACY MILLS Glens Falls Hospital

JAMIE NEVINS Flynn Brothers

BRIAN NILSEN Viking Fabrication

LARRY NOVIK Bonacio Construction

WARREN NULTY Property Owner

LAURA OSWALD Washington County  
Economic Development

BETHANY PARKS Property Owner

DAN PETTEYS Property Owner

PETER PROCIDA Procida Companies

JOHN RIEGER Country Power Products

JEAN ROY, Battenkill Hydro

CHRISTOPHER SASS Property Owner

LINDA SHAW Knauf Shaw

CHUN SHUN LI, Resident

BOB ST. MARY Village of Greenwich DPW

BILL TABER Battenkill Railroad

ANNIE TIRSCHWELL Type A

STEVE TOWNSEND Property Owner

BILL WADE Property Owner

ANDREA WENNER Type A

SCOTT ZELEKOWITZ Gibraltar Management

## SECTION

# 3

# Analysis of the Study Area

### 3.1 SOCIOECONOMIC CONTEXT<sup>2</sup>

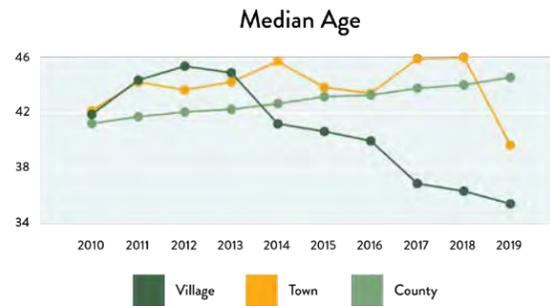
#### KEY TAKEAWAYS: SOCIOECONOMIC CONTEXT

- The Village’s population has grown substantially over the past decade, unlike the Town, Washington County, and neighboring communities.
- The study area, Village, and Town of Greenwich are younger than the surrounding area, with a growing percentage of their populations comprised of people under 34.
- Most households are owner-occupied. The need for renter-occupied units to meet the needs of the increasingly younger population in the study area should be considered.
- The Town and Village are both higher income than the greater County, with household income increasing at a higher rate in the Village over the last decade.
- The population of Greenwich is primarily white, with very little diversity. As population continues to rise within the Village, ensuring racial equity and inclusion is critical.

#### POPULATION

Data from the 2010 Census and most recent (2015-2019) American Community Survey (ACS) show that the Village of Greenwich’s population grew by 21% from 1,777 residents to 2,149 over the 2010-2019 period. This trend differs from the population of the Town of Greenwich population, which decreased by just over 2% to 4,822 and Washington County, which has shown a similar rate of decline over the nine-year period (to 61,616). The Village’s population growth over this same period is also a differentiator from the surrounding areas, such as the Towns of Cambridge and Salem, which, similar to that of the Town of Greenwich and the greater County, did not experience population growth.

<sup>2</sup> Data included in this section includes the most recent (2015-2019) Five-Year ACS. ACS data is based on a population sample. This section will be updated in the Final Plan with 2020 Census data, if available.



#### AGE

The current median age for the Village of Greenwich is 35.8, and for the Town of Greenwich the current median age is 39.9. The median age of both municipalities decreased between 2010 and 2019, differing from the aging trends of the greater County and the majority of Upstate New York: the median age for Washington County is 44.2, an increase from 41.2 since 2010. Based on ESRI estimates for 2020, the study area median age is lower than that of the greater Village and Town.

Data from 2010 and 2019 show that the population of those in age cohorts of 34 and under have increased in both the Village and Town of Greenwich. This may suggest that there is a movement of younger families coming to the area. In contrast, data for the County show that there has been a consistent and gradual decrease in the 34 and under age cohorts.

Looking more specifically at the study area, based on ESRI estimates, the 20-34 age cohort has been increasing since 2010 and is expected to continue to increase through 2025. This is notable when compared to the Village, Town, and greater County, which are all projected to experience decreases in the 20-34 age cohort by 2025.

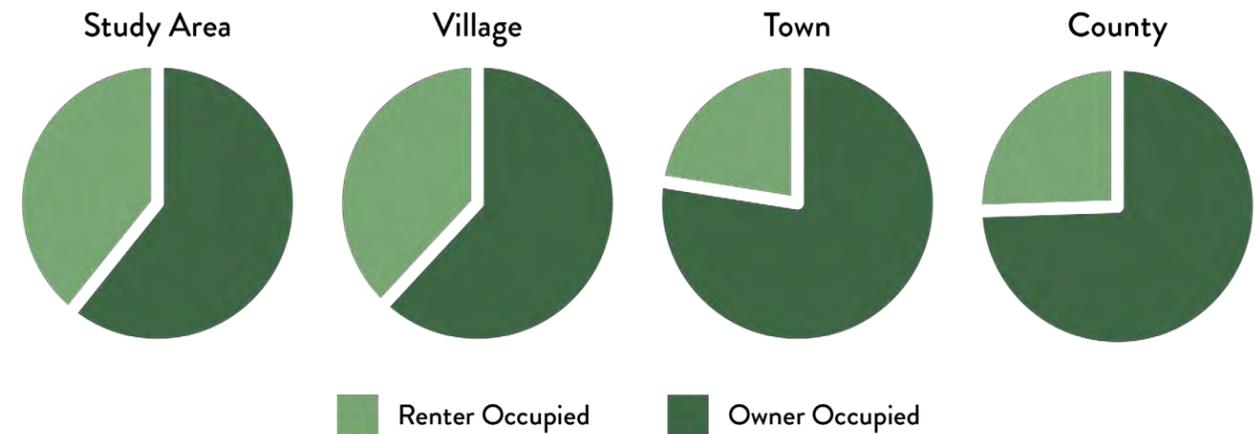
#### HOUSEHOLDS

##### TENURE

Based on ESRI estimates, 61% of occupied households in the study area are owner-occupied; this rate is comparable to that of the Village of Greenwich (62% based on 2015-2019 ACS estimates). However, owner occupancy in the study area and the Village is lower than that of the Town of Greenwich and Washington County, which are 78% and 74% owner-occupied, respectively. These household owner occupancy rates have remained constant since 2010, with a few minor fluctuations. Comparing demographics of owner households and renter households, owner-occupied households are generally older and higher income than renter-occupied households.



#### Household Size



#### HOUSEHOLD SIZE

According to the most recent (2015-2019) ACS estimates, the average household size in the Village of Greenwich is 2.64, which is comparable to that of the Town of Greenwich (2.60). Washington County, in comparison, has a lower average household size of 2.43. Interestingly, since 2010, Washington County’s average household size has decreased (from 2.62), while that of the Village and Town of Greenwich have increased (from 2.34 and 2.47). Based on ESRI estimates, the study area’s average household size is comparable to that of the Village.

#### INCOME

In 2021 dollars, the median household income in the Village was \$68,458 in 2019 and \$64,273 in the Town, both of which are higher than the median household income the County (\$59,503). This is a shift, as prior to 2012, ACS data suggest that the median household income of the County was higher than that of the Village of Greenwich. Since 2010, households in the Town of Greenwich have consistently had a higher median income than the greater County. The Village median household income has grown at an average annual rate of 3% (since 2010) while the

median household income in the Town has decreased slightly (-0.3%) over that same period, and that of the County has remained relatively unchanged (increasing by just 0.2%).

Based on 2019 ACS estimates, the poverty rate in the Town and the Village of Greenwich is 7%, which was below the 10.5% national poverty rate of 2019. The poverty rate for Washington County is considerably higher than the Town and the Village at 11.3%.

#### RACIAL COMPOSITION

2019 ACS data indicate that the percentages of population in the Village and Town of Greenwich identifying as white or Caucasian are 96% and 95%, respectively. Washington County is only slightly more diverse, with 94% of the population identifying as white or Caucasian. Other races identified in the Village and Town population include Black or African American (less than 1%) and Asian (0.5% and 1.4%, respectively); 3% of the Village population and 1.3% of the Town population identifies as two or more races, and 3% of the Village population and 1.5% of the Town population is of Hispanic origin.

## 3.2 LAND USE & ZONING

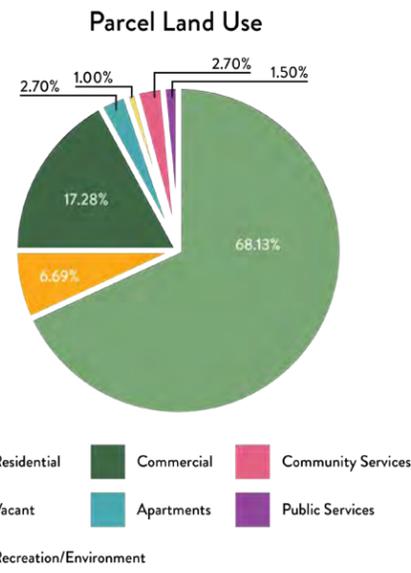
### KEY TAKEAWAYS: LAND USE & ZONING

- The Village has a walkable, historic Main Street comprised of mixed-use buildings with ground floor retail and residential apartments above. The existing zoning is inconsistent with this historic pattern: mixed uses are only permitted by Special Use Permit, while more auto oriented uses are permitted along the corridor as-of-right.
- The Town portion of the study area is predominantly commercial. Multifamily uses are permitted along NYS Route 29, but no multifamily housing exists along the corridor. Potential impediments to this use should be explored.
- The Village's Industrial zoning district is along the Battenkill. Much of the Industrial zoned land is vacant, indicating that the zoning is potentially inhibiting waterfront development.
- The Village has no Planning Board and does not require site plan review, limiting the potential for public input and opening up the potential for out-of-context development.

### LAND USE

Figure 4 presents land uses in the study area based on New York State Office of Real Property Services (NYSORPS) land use classes. As shown in the figure, the study area is largely comprised of a mix of residential and commercial uses, with residential uses more prevalent in the Village portion of the study area and commercial uses more prevalent in the Town portion of the study area. Residential uses occupy the majority of parcels (68%), but, given their smaller lot size, represent only 38% of study area parcel acreage. Apartments occupy an additional 14 lots (3% of the study area parcels) and just over 1% of study area parcel acreage. There are no apartments in the Town portion of the study area.

While commercial uses represent less than 18% of study area parcels, they comprise 34% of the study area parcel acreage. Commercial uses are generally



concentrated along Main Street. Within the Village portion of the study area, commercial uses are primarily small independent businesses (restaurant, retail, professional office). Commercial uses in the Town portion of the study area are predominantly larger, regional or national chains and auto sales businesses.

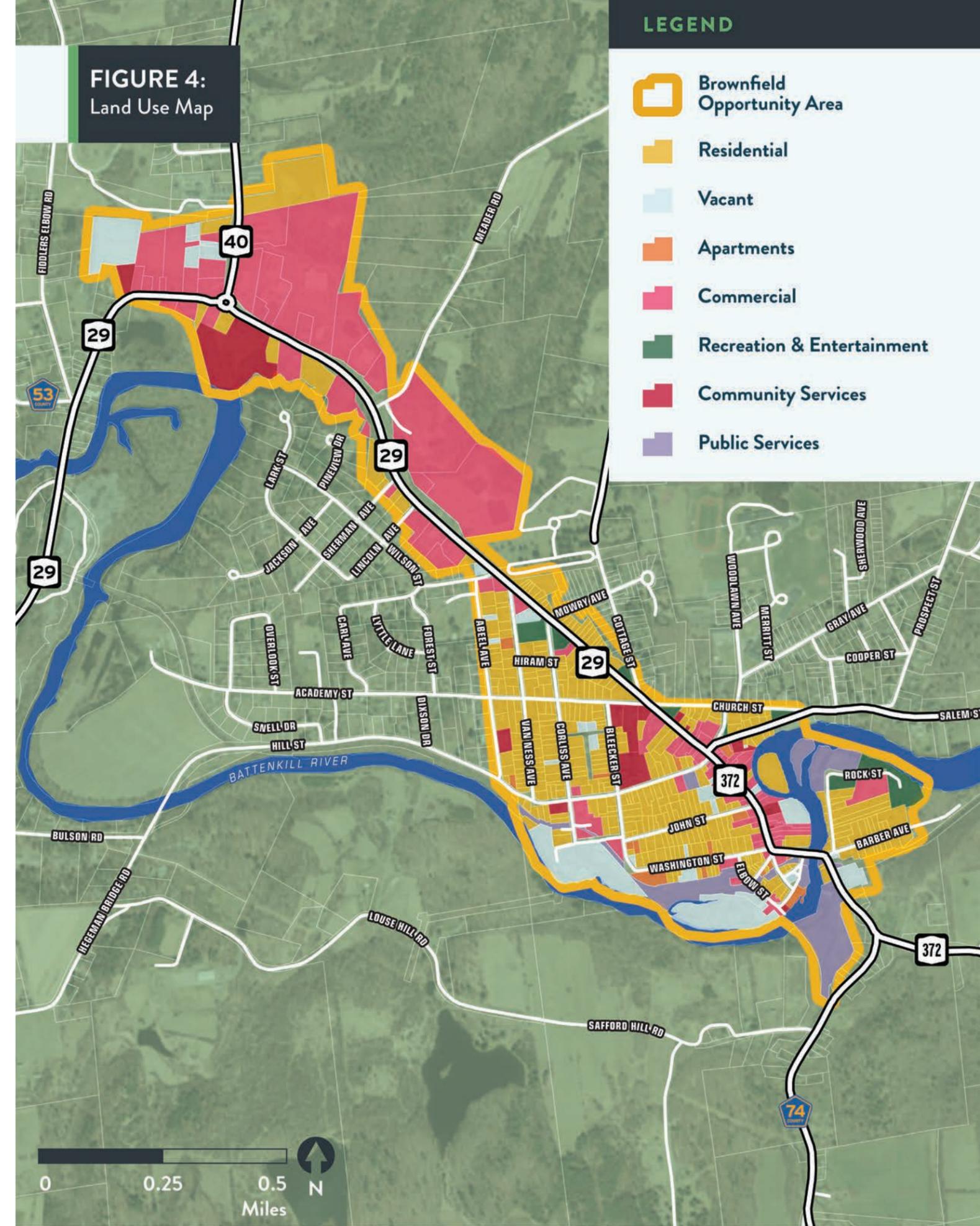
While less than 7% of the study area parcels and 11% of study area parcel acreage is classified as vacant, these include some of the largest parcels in the study area, including many along the Battenkill. The large number of vacant parcels on the waterfront represents an opportunity for revitalization along the Battenkill.

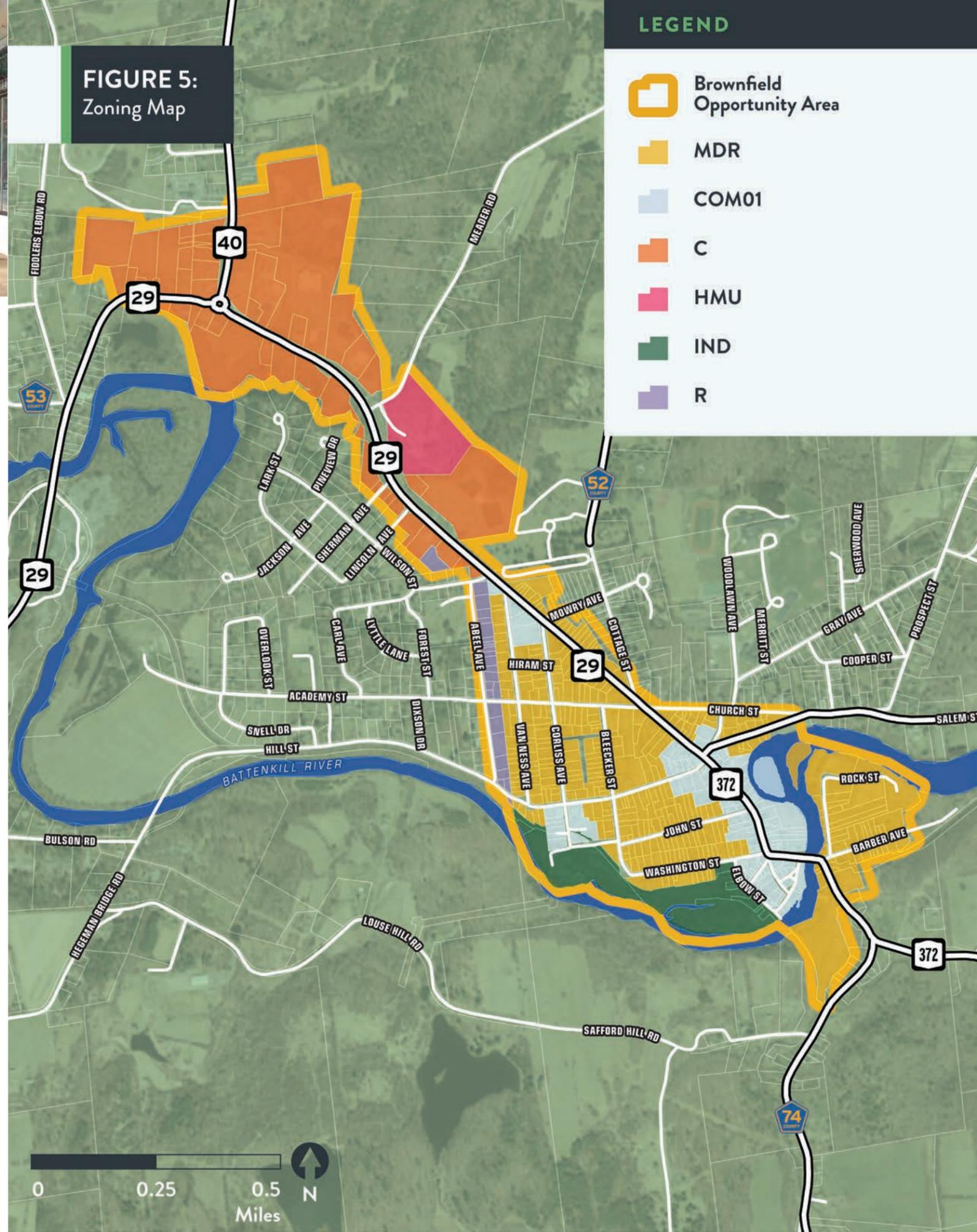
Recreation and entertainment uses include Village parks and the Battenkill Branch of the YMCA. These uses are interspersed throughout the Village portion of the study area and represent 1% of study area parcels and acreage.

Community services (representing 3% of parcels and 6% of acreage) include the Glens Falls Hospital Greenwich Branch (in the Town) and several churches, municipal buildings, the Greenwich Fire Department, the Greenwich Free Library, and the local post office. There is a cluster of community service buildings on Academy Street between Bleecker and Main Streets.

Public service uses, including a rail line, utilities, and a hydro facility, comprise less than 2% of study area parcels and over 8% of the study area acreage. All public service uses are located in the Village portion of the study area, including several waterfront properties. The presence of these more industrial uses may hinder growth and access to the waterfront.

FIGURE 4: Land Use Map





**ZONING**

All properties included in the BOA study area fall within one of six zoning districts, including three located within the Town of Greenwich and three located in the Village of Greenwich (refer to **Figure 5**). The Village and Town Zoning Map differ from actual land uses on-site (described above), as multiple uses coexist within a zoning district; the relationship between zoning and actual land use is an important consideration moving forward in the development of potential sites.

**VILLAGE ZONING**

The Village Zoning Code is a generic zoning code provided by the State to municipalities that has been minimally updated since its original adoption in 1972. Several interviewed stakeholders felt that the existing Village zoning was antiquated, with vague and unclear planning guidelines, making it difficult to get projects approved and slowing down the development process. Business owners indicated that clear guidelines that provided contextual sensitivity as well as flexibility in the code, would be helpful for current business owners as well as outside developers looking to invest in the Village.

For each of the three zoning districts within the Village, the Village Code describes what level of review needs to be observed for each potential use. There is no site plan review in the Village; therefore, unless a project requires a Special Use Permit or variance, it can be developed without any discretionary approvals. Special Use Permits are required for certain specified uses in each zoning district and are issued by the Village’s Zoning Board of Appeals (ZBA). Unlike many municipalities, it is important to note that currently there is no Planning Board within the Village.

The outdated Zoning Code, combined with the absence of a Planning Board and site plan review within the Village, limits the ability for public review of many project and leaves open the possibility for development that is out of context with community character, community needs, and the architectural landscape.

It should be noted that the Village is currently undertaking a targeted zoning update for the Main Street corridor in furtherance of the 2019 Main Street Streetscape Plan. It is anticipated that the zoning update, in addition to modernizing parking regulations, will establish additional design guidelines and oversight along Main Street.

**Medium density residential district (MDR)**

The Medium Density Residential (MDR) zoning district is described in the Village Zoning Code as “generally accessible to other population centers and are generally feasible for being served with public water and sewer facilities.” Approximately 60% of the BOA study area lots are zoned MDR, representing approximately 37% of the BOA study area lot area. Most MDR-zoned lots within the study area are occupied by residential uses, consistent with the intent of the district. One exception is the MDR-zoned district on the east side of the Battenkill (along Rock Street), which includes a greater mix of uses.

Single-family dwellings, accessory uses, home occupations, public recreational facilities, and public or private schools are permitted principal uses in the MDR district. The following additional uses are permitted only by ZBA Special Use Permit: hospitals and clinics, nursing homes, multi-family residential buildings, public buildings, planned-unit developments, essential service buildings, churches, banks, business and professional offices, bed & breakfasts, and mixed uses of all of the above.

**Commercial District (C-1)**

Approximately 20% of the study area lots are zoned C-1, representing approximately 11% of the study area lot area. The C-1 district is mapped primarily along the Village’s Main Street corridor south of Church Street, in addition to the Mill Hollow neighborhood, a small C-1 district mapped along Corliss Avenue between John and Hill Streets and four C-1 parcels along the south side of Main Street between Mowry Avenue and the Village/Town line. The areas that are zoned C-1 are generally consistent with the areas of the Village where commercial uses are located; one exception is the Mill Hollow neighborhood, which is primarily occupied by residential uses, despite its C-1 zoning.

Permitted principal uses in the C-1 District include offices, research/testing labs, clinics, commercial accommodation, public facilities, banks, food and drink establishments, personal services, retail stores, theaters, commercial recreation, auto-related uses, essential services, and all uses permitted in the MDR district. Churches, essential service buildings, private clubs or schools, and mixed uses require a Special Use Permit from the ZBA. The fact that mixed uses are only permitted by Special Use Permit, while more auto-oriented uses are permitted as-of-right is notable and inconsistent with the pedestrian-friendly, walkable and vibrant character of the Village.

**Industrial district (I)**

An Industrial (I) district is mapped along the Battenkill River waterfront, west of Elbow Street. While just 2% percent of the study area lots are zoned Industrial, these lots comprise approximately 8% of the study area lot area.

Uses permitted as-of-right in the I district include any manufacturing, compounding, processing, packing, treatment, or warehousing of goods and products that meets performance standards, as well as research/testing labs, offices, public facilities, warehousing/trucking terminals, and essential services. Commercial uses serving the industrial area, essential service buildings,

and mixed uses are permitted by ZBA Special Use Permit. There are no industrial uses in the I district within the study area, and most of the I-zoned portion of the study area is vacant. The I district may have been more reflective of historic land use patterns with waterfront mills but is not consistent with the current vision of an improved waterfront access. Re-envisioning and repurposing this underutilized Industrial area to provide access to the waterfront would be crucial in providing more environmental awareness, river education and recreation, access, and perhaps even tourism to the area.

**Bulk & Area requirements**

**Table 1** summarizes the bulk area requirements in the Village zoning districts.

Potential issues with the existing bulk and area requirements are summarized below:

- Minimum lot size and setback requirements in the MDR and I district vary based on the availability of water and sewer infrastructure, with the minimums increasing for parcels without infrastructure access to accommodate for on-site wells and septic. However, as discussed in the **Infrastructure** section, all lots in the Village have access to public water.

TABLE 1: BULK & AREA REQUIREMENTS (VILLAGE ZONING DISTRICTS)					
	MEDIUM DENSITY RESIDENTIAL (MDR)		COMMERCIAL (C1)	INDUSTRIAL (I)	
	PUBLIC WATER AND/OR SEWER	ON-LOT WATER & SEWER		PUBLIC WATER AND/OR SEWER	ON-LOT WATER & SEWER
Minimum Lot Size (SF)	10,000	40,000	10,000	50,000	80,000
Minimum Lot Width (Feet)	90 or 100	150	50	200	200
Minimum Yard Dimensions (Feet)	Front	25	N/A	25	25
	1st Side	15		25	25
	2nd Side	25		25	25
	Rear	40		50	50
MAXIMUM BUILDING HEIGHT (FEET)	35	35	35	35	35



- The majority of MDR-zoned lots are non-conforming and often require variances.
- There are no minimum front, rear, or side yard requirements in the C-1 district. However, there are also no maximum yard requirements, allowing for development that does not continue the historic development pattern of a consistent streetwall.
- The maximum building height in all Village zoning districts is 35 feet, and there are no lot coverage requirements.

**TOWN ZONING**

The Town Zoning Code was adopted in 2007 and reflects the goals and vision of the Town's 2004 Comprehensive Plan. Unlike the Village, the Town does have a Planning Board (as well as a Zoning Board of Appeals) and also has an established site plan review procedure.

A description of the three Town zoning districts within the study area, as well as applicable supplemental regulations is provided below.

**Commercial District (CD)**

The purpose of the Town's Commercial District (CD) is to provide for high-density commercial development along Route 29 and adjacent to the Village. This district encompasses and expands the Town's historic commercial core. Design guidelines associated with the CD are intended to provide for the long-term transformation of the commercial district into a pedestrian-friendly, Village-scale area for living, shopping, and working (see **Design Standards** section, below). Most Town lots in the study area are mapped CD, representing 38% of the total study area lot area.

Within the CD, agricultural structures or uses, farm worker housing, forestry uses, and parks are allowed as permitted principal uses. Automobile sales and repair, banks, bars/taverns, boat and machinery-related sales and repair buildings, business incubators, convenience/grocery stores, cultural, educational, medical, indoor recreational, mixed-use developments, motels/hotels/inns, multifamily houses, municipal buildings, nurseries, nursing homes, offices, personal services, religious buildings/uses, restaurants, retail uses, shopping centers, theaters, veterinary establishments, and warehouses are permitted by site plan review. Additionally, the CD permits daycares, gas stations, home occupations, light industrial, kennels, outdoor recreational uses, private utility buildings, and telecommunications towers by Special Use Permit.

It is worth noting that although multifamily residential development is permitted in the CD under site plan review, there are no multifamily uses present in the study area. With a stated interest by the Town to encourage multifamily

infill development along Route 29, potential reasons why multifamily has not been pursued along the corridor previously should be explored. Encouraging multifamily residential along the corridor would be consistent with the Zoning Code's vision for the CD to be an "area for living, shopping, and working."

**Hamlet/Mixed-Use District (HMU)**

The purpose of the Hamlet/Mixed-Use District is to encourage higher-density, mixed-use development providing small-scale services to the surrounding community. Development that occurs in these hamlets should be at a scale with the existing development and which is compatible with the historic qualities of these neighborhoods and respects the integrity of surrounding open space and agriculture lands. Within the study area, there is just one parcel that has HMU zoning: Better Bee, a beekeeping supplies and education business located on Meader Road. This HMU-zoned parcel represents 4% of the study area lot area.

Permitted principal uses in the Hamlet/Mixed-Use District include single-family and two-family houses, agricultural-related uses, and parks. Banks, bed-and-breakfasts, cultural uses, educational uses, medical uses, mixed-use developments, motels/hotels/inns, multifamily houses, municipal buildings, nurseries, nursing homes, public utilities, and religious buildings/uses require site plan review. Day cares, bar/taverns, convenience stores, gas stations, recreational uses, offices, personal service uses, restaurants, retail uses, and self-storage facilities are permitted uses allowed by Special Use Permit.

**Residential District (RD)**

The purpose of the Residential District is to protect and encourage moderate-density residential development, as well as a limited number of compatible uses, such as professional offices that complement the residential character of the Town. Within the study area, 25 parcels along Abeel Avenue are zoned RD, as well as one parcel with no street frontage that is located between Wilson Street and Route 29; the RD-zoned parcels represent less than 3% of the study area lot area.

Permitted principal uses in the Residential District include single-family and two-family houses, as well as agricultural-related uses. Day cares, bed and breakfasts, and multifamily houses, are permitted uses allowed by special use permit. Cultural buildings, educational buildings, municipal services, public utility buildings, and religious uses are permitted only under site plan review. Most of the existing uses within the RD mapped in the study area align with the purpose and intent of the district.

**Bulk & Area Requirements**

Bulk and area requirements in the CD, HMU, and R districts vary by use. Most uses within the CD have no minimum lot size, road frontage, or lot coverage, have minimum front yard setbacks of 35 feet along NYS Route 29, and have minimum rear yard setbacks of 15 feet; minimum side yard setbacks range from 0 to 50 feet, and the maximum permitted building height is generally 60 feet. The maximum building height in the district exceeds that of most buildings in the district and seems to support the Town's vision for encouraging more multifamily housing development along the corridor.



For the HMU-zoned parcel in the study area, the minimum lot size is generally 20,000 SF or one acre (depending on use), the minimum front yard setback is generally 20 feet or the average of the two adjoining front yards, and the minimum side and rear yard setbacks are generally 10 and 15 feet, respectively. For most uses in the HMU district, the maximum building height is 35 feet and the maximum lot coverage is 80%. The HMU-zoned parcel in the study area is well within these limits, with a significantly lower lot coverage and larger setbacks.

Depending on use, most R-zoned parcels in the study area have a minimum lot size of 10,000 SF or one acre, and minimum front, side, rear yard setbacks of 25 feet, 10 feet, and 15 feet, respectively, a maximum building height of 35 feet, and a maximum lot coverage of 50%.

**Design Standards**

The Town Zoning Code includes design standards applicable to all uses that are subject to site plan review or a Special Use Permit. These design standards include environmental considerations, access standards, infrastructure, lighting, traffic and on-site circulation, parking, landscaping, architectural design, and use-specific standards. Notable

are the standard of locating parking areas in such a way as to minimize visibility from roadways and adjacent properties and of landscaping all parking areas exceeding 20%. Despite these standards, many of the parcels in the Town portion of the study area have large parking areas in their front yards, as many were developed prior to the Town revising their Zoning Code in 2007. Potential other incentives to further the Town's goal to "to provide for the long-term transformation of the commercial district into a pedestrian-friendly, Village-scale area for living, shopping, and working."

**Additional Regulations**

The Town's Zoning Code includes required setbacks from the Battenkill (and Hudson) that are intended to protect these important water resources. These include generally restricting structures within 100 feet of the mean high water mark, restricting the cutting of vegetation within 35 feet of the river's edge and regulating and minimizing the cutting of low-growth vegetation and trees up to 65 feet from the river's edge. These supplemental regulations are notable, in that they are absent from the Village zoning code, leaving open greater potential for resource degradation within the Village bounds.

### 3.3 BROWNFIELD, ABANDONED, AND VACANT SITES

#### KEY TAKEAWAYS: BROWNFIELD, ABANDONED, AND VACANT SITES

- 110 potential brownfield sites, totaling a combined 107 acres, were identified in the study area, 50 of which would require a Phase 1 ESA, and most likely a Phase 2 ESA, prior to their redevelopment.
- The former Dunbarton Mill site is a key abandoned, brownfield site that was the subject of a Phase II ESA in 2016. Additional assessment and remediation work is needed at the site to move forward with redevelopment.
- There are over 103 acres of vacant, abandoned, or underutilized sites in the study area, including multiple large parcels and much of the Village waterfront.

#### BROWNFIELD SITES

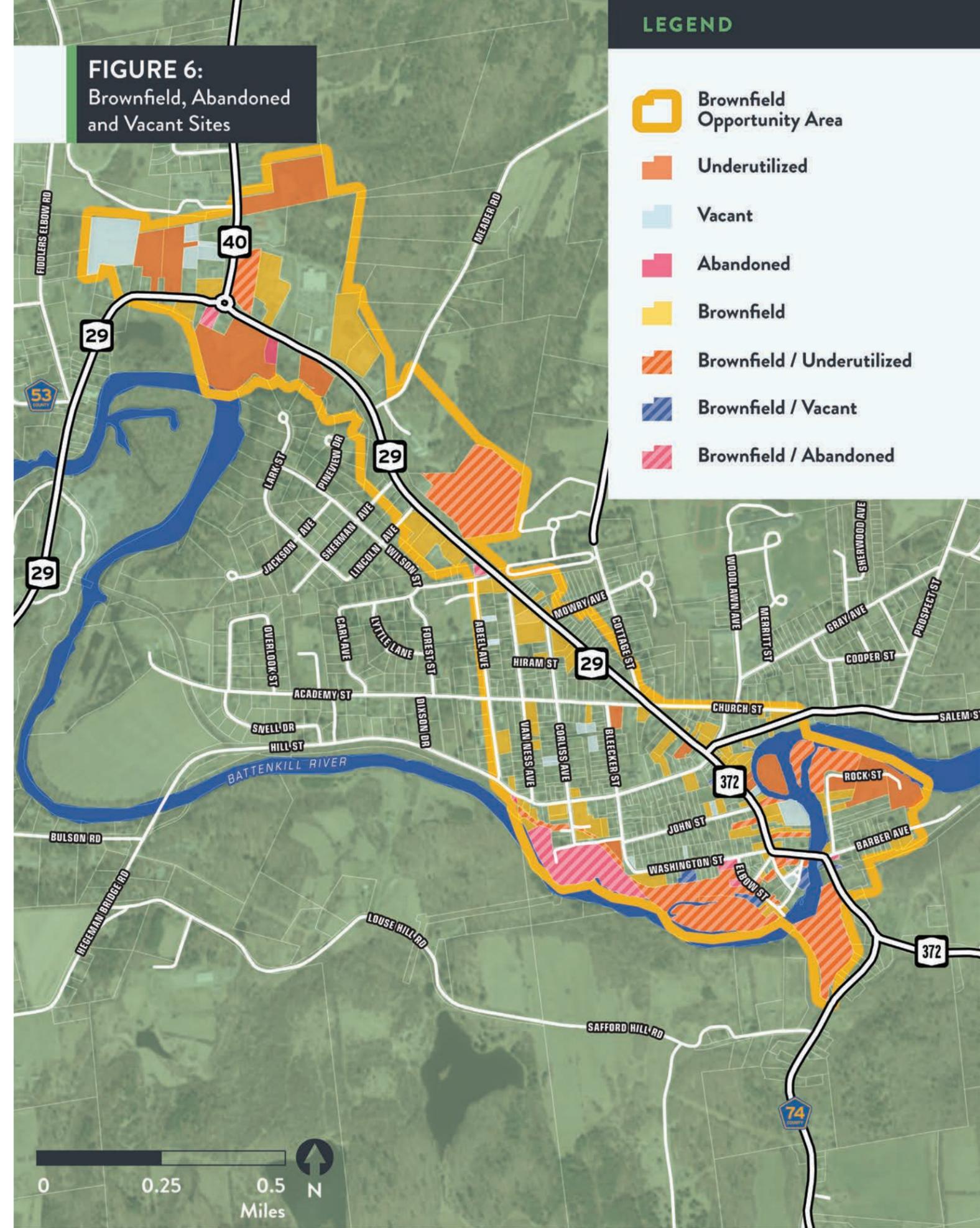
Each site within the Greenwich BOA was evaluated for the likelihood of environmental issues. The purpose is to create an inventory of sites that identifies known or potential environmental issues and categorize each site according to the potential severity of contamination or other environmental issues. These sites may be active and viable businesses, new developments, or vacant and derelict properties. The identification of “brownfield sites” is not intended to indicate a site that requires immediate assessment and/or remediation. Rather, it is intended to identify potential impediments to development and inform sites that might be eligible for BOA Pre-Development funding to spur private investment.

To identify potential brownfield sites, research was conducted on the historic use and potential environmental status of each parcel located within the study area. Facility and site information, maintained at both the State and Federal level, was reviewed to determine preliminary site conditions. Information was obtained from five main sources including:

- **NYSDEC Spills Incident Database:** Maintained by the NYSDEC, this contains a listing of chemical and petroleum spills throughout New York State, dating back to 1978. Information includes the type and/or volume of contaminant spilled, media impacted, and the status of the spill.
- **NYSDEC Remedial Site Database:** This database contains listing of all properties that are currently enlisted in one of the NYSDEC’s remediation programs. The NYSDEC programs are distinguished by property ownership, type of assistance and level of cleanup required.
- **NYSDEC Bulk Storage Database:** This database contains information on all Bulk Storage Facilities within New York State including petroleum bulk storage, chemical bulk storage, and major oil storage facilities. Facilities are classified by the volume of substance stored on-site.
- **USEPA Envirofacts Database:** Information contained within this database is used to identify whether or not a facility is certified to handle hazardous waste. The USEPA utilizes specific testing methods to determine whether or not material is hazardous.
- **Parcel Assessment Database:** This database contains the NYSORPS land use classes, which identify the types of activities that occur on individual properties.
- **Historic Sanborn Maps:** This database contains information on historic land uses. Sanborn maps from 1884 to 1950 were reviewed, as available, for the study area.

A visual assessment (“windshield survey”) of the properties listed on the above databases was also conducted to gain a better understanding of the types of activities taking place. Based on this first step, a total of 110 parcels, representing a combined 107 acres, were identified as potential brownfields, which are indicated in **Figure 6**. Many of these sites are active, thriving properties. The potential contamination of these sites does not inhibit their current use; rather, it may prove to be a consideration in future private investment (e.g., new development or major rehabilitation). The brownfield sites were then reviewed with Chazen, A LaBella Company’s environmental due diligence and brownfield investigation staff. The sites were categorizing based on the level of contamination that is likely to be or have been present on the site, from Level 1 (not anticipated to be significantly contaminated) to Level 3 (the most likely to be contaminated). This categorization was employed as a means of identifying the general level of environmental assessment that is needed for each site.

**FIGURE 6:** Brownfield, Abandoned and Vacant Sites



**LEVEL 1 SITES**

A total of 12 of the 110 potential brownfield sites had relatively minor environmental history concerns, such as small recently closed spills, and were, therefore, categorized as “Level 1” sites. None of the sites in this category appear to warrant any additional environmental investigation prior to reuse.

**LEVEL 2 SITES**

Fifty of the 110 potential brownfield sites were identified as “Level 2,” which are listed in **Table 2**. These sites may require preparing Phase I Environmental Site Assessments (ESA) if new development (ground disturbance) or substantial alterations are proposed. Phase I ESAs are investigations into historical site uses and visible evidence of environmental conditions, using publicly available records and sources.

**LEVEL 3 SITES**

**Table 3** lists the 48 potential brownfield sites that were identified as “Level 3” sites. Prior to any redevelopment, all these sites will require a Phase I ESA at a minimum and are the most likely to require a Phase 2 ESA, which could be eligible for BOA Pre-Development Funding. These more intensive levels of investigation typically involve sampling of soil, air, groundwater, and/or surface water. Recommendations from a Phase 2 ESA will generally identify whether remediation, a soil management plan, or other mitigation measures are necessary prior to site redevelopment.

**TABLE 2: LEVEL 2 BROWNFIELD SITES**

PARCEL ID	ADDRESS	PARCEL ID	ADDRESS	PARCEL ID	ADDRESS
237.10-1-4	25 Eddy Street	237.5-3-35	131 Main Street	237.5-4-39	33-35 Main Street
237.6-2-29	1 Barber Avenue	237.5-3-37	139 Main Street	237.5-4-42	29 Main Street
237.6-2-30	6 Barber Avenue	237.5-3-41	143 Main Street	237.5-4-43	27 Main Street
236.8-1-22	102 Hill Street	237.5-3-9	21 Hill Street	237.5-4-44	15-21 Main Street
236.8-1-23	101 Hill Street	237.5-4-14	41 Salem Street	237.5-4-46	1-3 Main Street
228.-3-9.2	1135 NYS Route 29	237.5-4-15	39 Salem Street	237.5-4-8	25 Church Street
237.5-5-25	10-16 Depot Street	237.5-4-16	Salem Street S/Off	237.5-5-18	Elbow Street
237.5-6-18	12 Washington Street	237.5-4-19.1	7-9 Salem Street	237.5-6-20	Elbow Street
237.5-6-19	9 Elbow Street	237.5-4-21	111 Main Street	237.5-6-8.6	66 Corliss Avenue
228.-2-20.1	1111 NYS Route 29	237.5-4-23	103 Main Street	237.5-6-8.7	Elbow Street
228.-3-10.2	1123 NYS Route 29	237.5-4-25	99 Main Street	237.5-7-24	26 Main Street
228.-3-12.1	1106 NYS Route 29	237.5-4-30	79 Main Street	237.5-8-19	82 Main Street
228.-3-14.1	1116 NYS Route 29	237.5-4-31	75 Main Street	237.5-9-1	74 Hill Street
228.20-4-5	88 Abeel Avenue	237.5-4-36	55 Main Street	237.5-9-14	45-47 John Street
229.17-1-11	183 Main Street	237.5-4-37	49-53 Main Street	237.5-9-2	72 Hill Street
229.17-1-51	168 Main Street	237.5-4-38	39 Main Street	237.5-9-3	70 Hill Street
				237.5-6-21	Elbow Street W/Off

**TABLE 3: LEVEL 3 BROWNFIELD SITES**

PARCEL ID	ADDRESS	PARCEL ID	ADDRESS	PARCEL ID	ADDRESS
237.10-2-1	8 Eddy Street	229.17-1-50	170 Main Street	237.5-4-29	81 Main Street E/Off
237.6-2-1	20 Rock Street	229.17-1-82	184 Main Street	237.5-5-15	8 Mill Hollow
237.6-2-4.1	40 Rock Street	229.17-1-83	200 Main Street	237.5-5-18.1	26 Mill Hollow
237.6-3-2	Eddy Street	237.5-1-24	38 Van Ness Avenue	237.5-6-7	48 Washington Street
237.6-2-21	33 Barber Avenue	237.5-1-25	36 Academy Street	237.5-6-8	South End Village
237.6-2-20	39 Barber Avenue	237.5-2-27	55-57 Hill Street	237.5-6-8.4	Elbow Street
236.8-1-16.1	18 Abeel Avenue	237.5-2-6	12 Academy Street	237.5-7-23	34 Main Street
237.5-5-7	4 Main Street	237.5-3-34	2 Washington Square	237.5-7-27	10 Main Street
237.5-5-8	Bridge Street	237.5-4-10	48 Salem Street	237.5-8-20	80 Main Street
237.5-5-9	7 Bridge Street	237.5-4-11	Church Street	237.5-8-24	50 Main Street
237.5-6-12	34 Washington Street	237.5-4-18	35 Salem Street	237.5-8-27	5 John Street
228.20-3-4	1258 NYS Route 29	237.5-4-26	87 Main Street	237.5-8-29	9 John Street
228.20-3-7	1268 NYS Route 29	237.5-4-27	85-89 Main Street	237.5-9-5.1	61 Corliss Avenue
228.20-3-9	1286 NYS Route 29	237.5-4-28	81 Main Street	237.5-9-6	60 Hill Street
				237.5-9-8.1	58-60 Corliss Avenue

**DUNBARTON MILL SITE**

One of the Level 3 sites is the former Dunbarton Mill property. The property was previously the site of a paper mill that began operating in the late 19th century. As a result of a 2002 fire on the property that destroyed and severely impacted some of the buildings on-site, the USEPA identified a large quantity of leaking drums, leaking storage containers, non-functional electric transformers containing PCBs, and an underground storage tank (UST) containing 6,00 gallons of No. 6 heating oil and subsequently conducted a Removal Action (RA) to remove these items from the site. The USEPA remained concerned about remaining soil contamination missed during the RA, in addition to the possibility of asbestos-containing materials (ACM) in site buildings and debris piles. The property has been abandoned since 2002.

To address these concerns, a Phase 2 ESA was conducted in 2016, which concluded that contamination was primarily in surface soil and debris piles. Groundwater had several metal exceedances, as well as lead. There were little to no detections in subsurface soil. The 2016 report also noted the presence of ACM. The report concluded that further assessment of environmental conditions was necessary. In December 2021, the Village submitted an application to the USEPA requesting funding to conduct additional site assessment work and prepare the site for remediation and future development.

## ABANDONED, VACANT, AND UNDERUTILIZED SITES

Sites that are identified as vacant, abandoned, or underutilized were selected using the parcel assessment database, augmented with field reconnaissance. These sites were divided as follows:

- **Vacant:** Any property that is vacant, has no apparent current use, and does not contain structures.
- **Abandoned:** Any property that is vacant, has no apparent use, and contains structures.
- **Underutilized:** Any property that is currently used, but the use is considered to be less than the property's highest potential based upon the underlying zoning. For example, a vehicle storage lot situated along an active retail corridor and a multi-story mixed-use building with vacant upper floors are both considered to be underutilized. This designation is subjective and is based primarily upon field reconnaissance, the building utilization survey, and input from the Steering Committee.

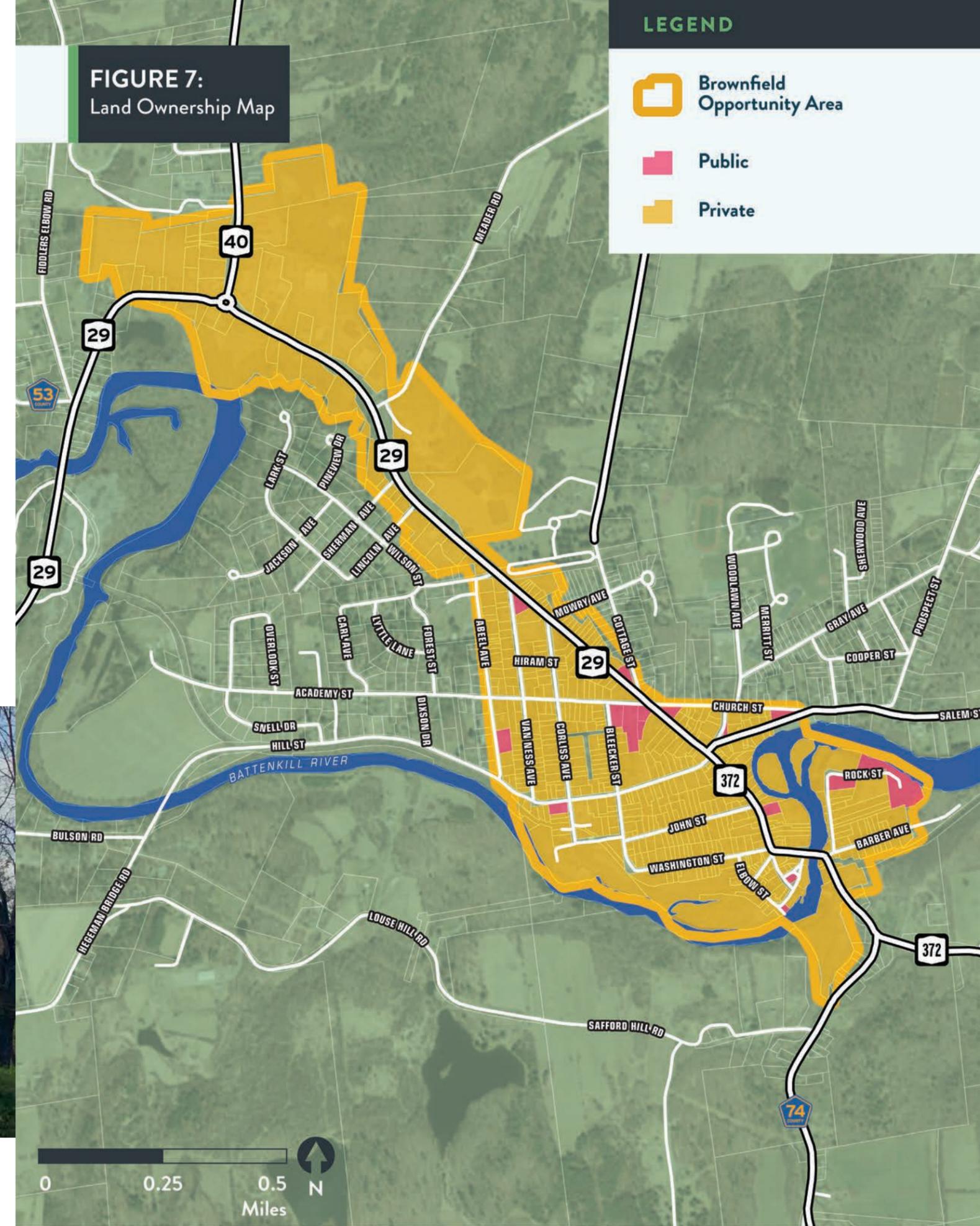
In total, the BOA study area currently contains over 103 acres of vacant, abandoned, or underutilized sites. These underutilized sites present significant opportunities for redevelopment and are comprised of 28 vacant properties, 12 abandoned properties, and 22 underutilized properties. A map of all the vacant, abandoned, and underutilized sites is provided in **Figure 6**.

## 3.4 LAND OWNERSHIP PATTERN

### KEY TAKEAWAYS: LAND OWNERSHIP PATTERNS

- Opportunities to revitalize vacant and underutilized properties in the study area should be explored, as specific projects may be more easily implemented and directed on lands owned by public entities.
- With most of the study area parcels privately owned, it is critical to engage and work with property owners throughout the planning process.

**Figure 7** identifies publicly and privately owned land in the study area. Ninety-seven percent of the study area parcels are privately owned. Most private property owners own two or fewer properties in the study area, with just 13 private property owners in the study area owning three or more properties.



Publicly owned parcels represent less than 3% of study area parcels and include the cluster on Academy Street that includes municipal buildings and the Greenwich Free Library, Village parks, the Village DPW, Volunteer Fire Department, wastewater treatment facilities, and the post office. The Village owns the greatest number of properties in the study area (11), including several brownfield, vacant, and underutilized parcels. Notably: a vacant property in Mill Hollow that was envisioned to be developed as a park as part of the 2019 Main Street Streetscape Plan, the underutilized Rock Street Park, and the Village Hall, large portions of which are currently unoccupied due to structural issues.

### 3.5 PARKS AND OPEN SPACE

#### KEY TAKEAWAYS: PARKS AND OPEN SPACE

- There are no parks or open space resources in the Town portion of the study area. With a stated interest in encouraging multifamily residential development in this area, the adequacy of open space access should be considered.
- There are no actively programmed parks in the study area. The need for active recreation, including playgrounds and dog parks, should be evaluated.
- The Village's two waterfront open spaces are not well connected to downtown and are not well utilized.

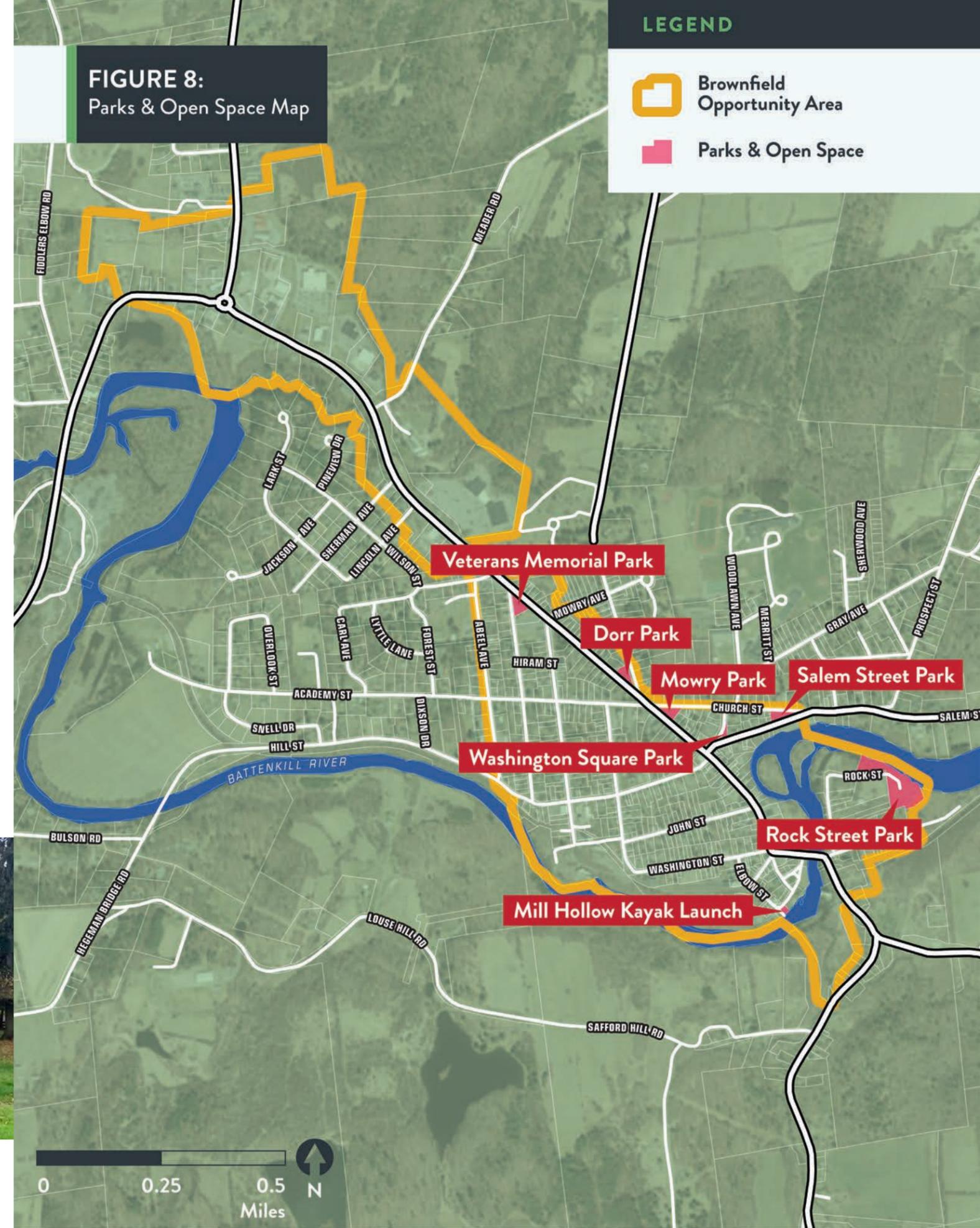
- **Dorr Park** is a 0.6-acre Village-owned park located on a triangular parcel between Main and Cottage Streets. The park features benches, plantings, and a fountain.
- **Mowry Park** is a 0.5-acre Village-owned park located on a triangular parcel between Main and Church Streets. The park features benches, picnic tables, plantings, and a gazebo. Mowry Park is the location of many community events, including Whipple City Days in the spring.
- **Washington Square Park** is a 0.1-acre Village-owned open space located on a triangular parcel between Washington Square and Salem Street that features a monument and a bench.
- **Salem Street Park** is a 0.5-acre Village-owned open space located on a triangular parcel between Church and Salem Streets. The park features benches, a flagpole, and plantings.
- **Rock Street Park** occupies approximately 0.4 acres of a larger Village-owned property that also includes the wastewater treatment plant. The park features benches, picnic tables, and grills, as well as a small dock that paddlers can use to access the river. No swimming is permitted at the park. In addition to the park, an unpaved trail continues east between the river and the treatment plant.
- **The Mill Hollow Kayak Launch** is located at the southern terminus of Elbow Street. The kayak launch was originally conceived of by the Battenkill Conservancy and incorporated into a Hudson River Valley Greenway (HRVG) grant that the Village received in 2019. Completion of the original proposal was not feasible within the grant award. To date, the launch has simply been cleaned up, including removing brush.

There are seven parks in the study area, all of which are located in the Village and maintained by the Village DPW (refer to **Figure 8**). Most of the study area parks are passive, unprogrammed “pocket” parks, that provide the Village with open green space. The parks, which are maintained primarily through tax dollars, have not been any major improvements to the parks in recent years. A description of each open space resource is provided below:

- **Veteran Memorial Park** is a 0.8-acre Village-owned park located on a triangular parcel between Main Street and Corliss Avenue. The park features seating, plantings, and a monument.



**FIGURE 8:**  
Parks & Open Space Map



## HISTORIC OR ARCHAEOLOGICALLY SIGNIFICANT AREAS

### KEY TAKEAWAYS: HISTORIC OR ARCHAEOLOGICALLY SIGNIFICANT AREAS

- The Village of Greenwich Historic District provides opportunities for funding sources, tax credits, and other incentives to support revitalization efforts.
- Revitalization options for listed and eligible historic resources should carefully consider their impacts.
- The archaeological sensitivity of the study area indicates that additional site-specific assessments will likely be needed for all recommendations involving ground disturbance.

## ARCHITECTURAL RESOURCES

### VILLAGE OF GREENWICH HISTORIC DISTRICT

The Village of Greenwich Historic District has been listed on the State and National Registers (S/NR) of Historic Places since 1995. Within the study area, the district includes properties along Main Street from just north of John Street to Mowry Avenue, in addition to Church Street, Salem Street, Washington Square, and a portion of Academy Street (refer to **Figure 9**).

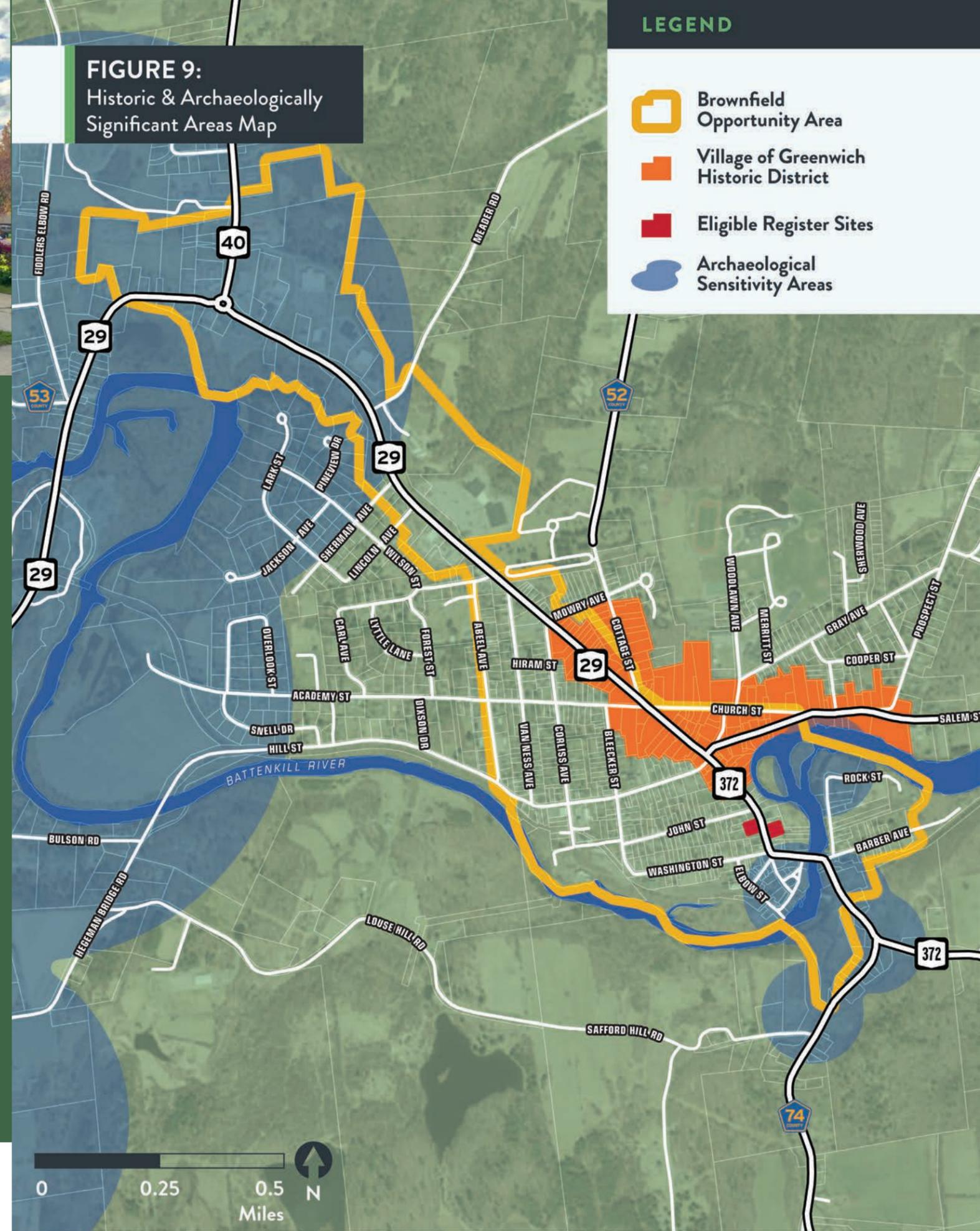
The Historic District includes 199 contributing resources constructed mostly between 1840 and 1900. The district encompasses mostly residential structures, as well as six historic parks, four churches, the Village and Town municipal buildings, and the most historically intact portions of the commercial core.

The presence of historic structures not only adds to the character and appeal of the Village but also opens up potential funding opportunities that could be pursued to encourage or support revitalization efforts.



**THE VILLAGE HALL** is a key building in the Greenwich Historic District. The front portion was constructed in 1848 to house the Union Village Academy. In the 1870s the rear addition was built. The Village Hall is a large two-story brick building that retains a substantial degree of integrity and is significant for its Green Revival architecture and for its historic associations. 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 was been deemed unsafe to use without renovation. 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 creating a true community center. To address the deteriorating building condition and determine the potential for reuse, the Village of Greenwich applied for and won a \$7,600 Preserve New York grant in 2020 to conduct a Building Conditions Report, which is nearing completion.

**FIGURE 9:**  
Historic & Archaeologically Significant Areas Map



## ELIGIBLE HISTORIC RESOURCES

As shown in **Figure 9**, there are four structures that have been determined to be eligible historic resources.

- **27 Main Street** is a mixed-use building that is home to Lynn's Country Café. The building was determined to be eligible for S/NR listing in 2018.
- **28 Main Street** was, until recently, the site of Alan Brown Realty. The building was historically a church parsonage, a tavern, and apartments. The property was sold in 2020, and plans for the building are unknown.
- **29 Main Street** is the Rough and Ready Firehouse Museum. The firehouse was constructed in 1904 and now houses a historic fire engine and memorabilia.
- **Greenwich & Johnsonville Freight House** was determined to be eligible for S/NR listing in 2018.

Buildings that are eligible for S/NR listing do not qualify for the financial assistance available to S/NR-listed properties. However, the fact that they are eligible is an indicator that they are buildings that are potentially worth preserving, but also that any changes to these buildings would be subject to additional scrutiny by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP).

## ARCHAEOLOGICAL RESOURCES

OPRHP maps "archaeologically sensitive areas" on their online Cultural Resource Information System (CRIS) database based on buffers around recorded archaeological resources. This database shows that the northwestern and southeastern ends of the BOA study area are located in "archaeologically sensitive areas." However, OPRHP clarifies that locations outside of the buffer area may also be archaeologically sensitive.

A *Phase 1A Literature Review and Archaeological Sensitivity Assessment* was prepared for the entirety of the Village of Greenwich in May 2018, which identified portions of the Village that are archaeologically sensitive due to the potential presence of "precontact" (i.e., Native American) or "historic" archaeological deposits. Based on the proximity to waterways and the presence of nearby precontact quarry sites, the assessment concluded that large portions of the Village have elevated sensitivity for "precontact sites," with the central portion of the Village and the area paralleling Fly Creek having high sensitivity, and more northern portions of the Village having low to moderate sensitivity. Portions of the Village that were developed before the 20th century were also considered at high sensitivity for historic archaeological deposits. Within the study area, this indicates that all properties exclusive of those along Hiram Street and Van Ness and Abeel Avenues, are sensitive for historic archaeological resources.

The potential archaeological sensitivity of most of the study area is important to consider, as it indicates that most work involving ground disturbance would require consultation with OPRHP and potentially Phase 1B archaeological assessments, at a minimum.

## 3.7

# TRANSPORTATION SYSTEMS

### KEY TAKEAWAYS: TRANSPORTATION SYSTEMS

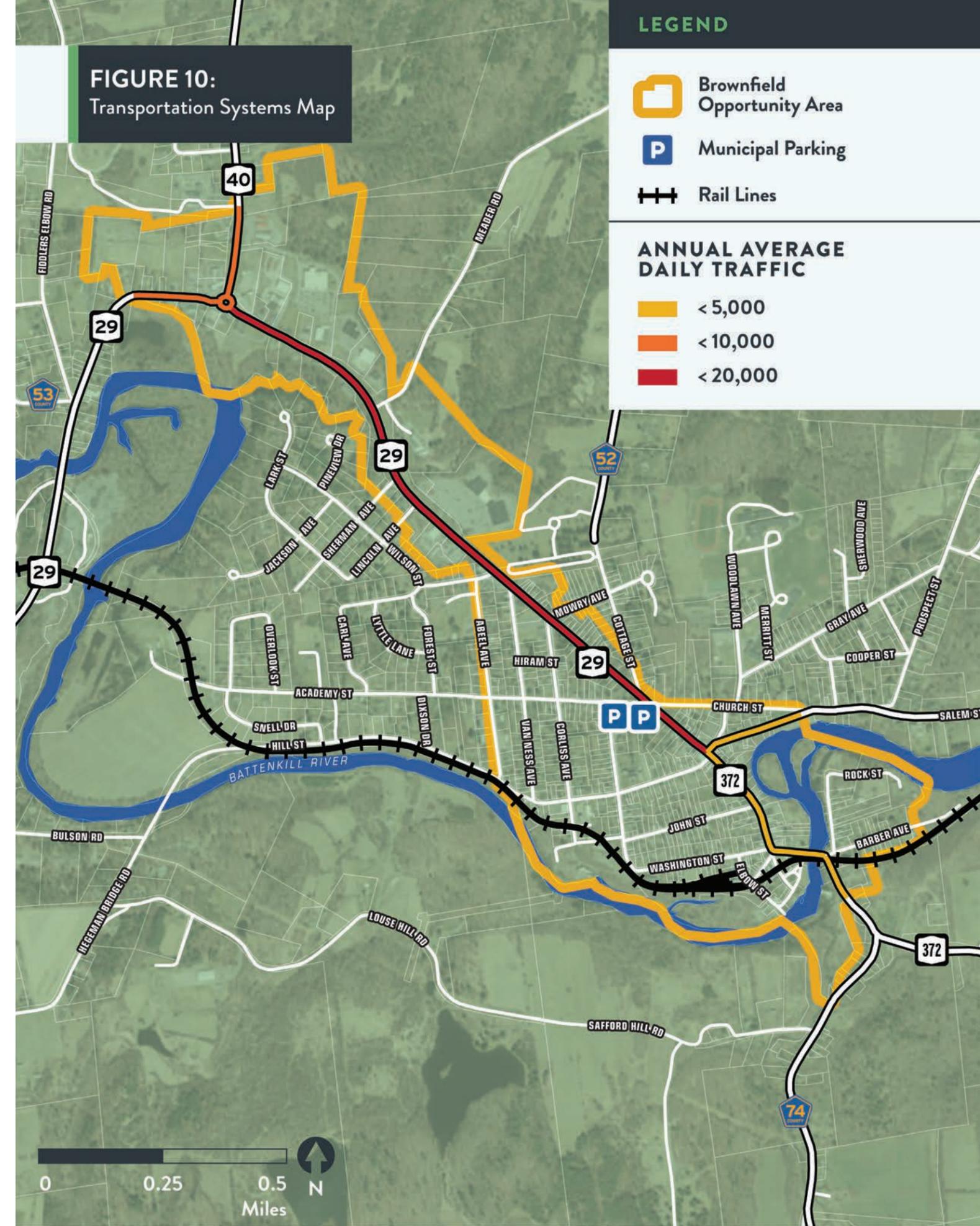
- Main Street is a well-traveled roadway that, along with the main gateways at each end of the study area, should be prioritized for enhancement, as it is the section of the Town and Village that is most visible to visitors and residents, alike.
- Study area roadways are generally pedestrian-oriented; however, there are some gaps in the sidewalk network and large curb cuts that create potentially dangerous conditions.
- On-street parking is generally sufficient in the aggregate, but its efficiency could be improved.
- There are several large, underutilized private parking lots in the study area. Potential opportunities for shared parking or making better use of this land should be explored.
- An underutilized rail line runs through the study area and along the Dunbarton site. Potential opportunities for this rail line to serve as a bicycle and pedestrian connector and connect to the Dunbarton site should be explored.

## ROADWAY NETWORK

### MAIN STREET

The study area is centered along Main Street, the primary thoroughfare of the Village and Town and the most heavily trafficked roadway in the study area, with over 9,000 vehicles traveling on it daily (refer to **Figure 10**). Main Street is also identified as New York State (NYS) Route 29 through much of the study area; south of Washington Square, NYS Route 372 parallels Main Street, while NYS Route 29 turns east onto Salem Street. Main Street generally consists of

**FIGURE 10:**  
Transportation Systems Map



two travel lanes. Within the Town, the roadway has a curb-to-curb width of 40 to 45 feet. In the Village, the roadway has a curb-to-curb width of approximately 30 to 35 feet.

Most of the roadways intersecting Main Street are stop controlled, along freeflow traffic along Main Street. This freeflow condition results in vehicle delays at the five-way intersection of Main, Church, Academy, and Cottage Streets, particularly for vehicles entering Main Street from Cottage Street during the school arrival/departure hours.

Within the Town, there are signalized intersections at the two largest shopping complexes (the Hannaford Plaza and the Big Lots Plaza). In the Village, there is one traffic signal at the intersection of Main Street, Hill Street, and Washington Square. Despite the intersection offset, right turns on red are permitted on Main Street in both the approaches (onto Hill Street and Washington Square), posing potential safety concerns.

At the western end of the study area, NYS Route 29 intersects NYS Route 40 at a roundabout. The roundabout was part of a \$2.3 million NYSDOT project to improve the intersection in 2004. The roundabout was installed to allow more free flow traffic conditions, in addition to slowing down traffic at the intersection, which had previously experienced frequent traffic accidents. While designed as an attractive gateway into the commercial corridor, including landscaping and brick pavers, underutilized properties along the roundabout detract from these improvements.

#### OTHER VILLAGE ROADWAYS

Most of the other Village roadways are minor residential streets that serve two-way traffic. Hill Street is a more frequented roadway that is used as a connector between Main Street and NYS Route 40 to the southwest. Church Street is also a more frequented roadway that is used to travel to the Greenwich CSD campus, just north of the study area.

#### OTHER TOWN ROADWAYS

Other roadways within the Town section of the study area are limited to portions of NYS Route 40, Meader Road, and Sherman, Lincoln, Abeel, and Carl Avenues. NYS Route 40 is a north-south State highway that runs from Troy to the south to Granville to the north. Meader Road is a rural roadway that is often used as a connector between NYS Route 29 and County Route (CR) 52/North Greenwich Road. The remaining Town roadways are low volume residential streets that serve two-way traffic.

#### PARKING ON-STREET

Within the Village, on-street parking is generally permitted. Parking spaces are striped on Main Street from just north of Hill Street to Washington Street; the remainder of on-street parking spaces are unmarked. Without striping, particularly along Main Street, on-street spaces are often used inefficiently, effectively reducing total capacity. Select sections of Main Street, Washington Square, and Salem, John, and Washington Streets have posted two-hour parking restrictions.

Within the Town of Greenwich, on-street overnight parking (12 AM – 6 AM) is not permitted.

As part of the Village’s Main Street Streetscape Plan, parking utilization surveys were conducted along Main Street (between Church and Washington Street) and adjacent roadways during the weekday and Saturday midday periods in November and December 2018. The average weekday parking utilization was approximately 31%, and the average Saturday parking utilization was approximately 27%, indicating that there is sufficient parking supply in the Village, overall. However, during both periods, spaces were not equally occupied along the entirety of each roadway segment, with demand highest adjacent to occupied businesses that do not have off-site parking.

#### OFF-STREET

There are only two public surface parking lots within the study area: the 16-space lot west of Village Hall and the eight-space lot behind the Greenwich Free Library. Neither of these parking lots have posted regulations.

There are multiple large private parking lots in the study area that are accessory to commercial businesses. All of these parking lots are underutilized outside of business hours, and many are underutilized during business hours, indicating an oversupply of parking. Most notably, the Big Lots plaza has a parking lot with approximately 500 spaces that, based on a review of aerial imagery, is typically less than 10% occupied. Potential opportunities for shared parking or making better use of these surface lots should be explored.

#### RAIL

As shown in **Figure 10**, a rail line runs along the southern border of the study area, generally between the roadway and the Battenkill. The rail crosses Elbow Street at-grade and has an elevated (bridge) crossing over Mill and Eddy Streets and the Battenkill River. West of Elbow Street is a rail yard, train maintenance building, and headquarters for the train owner and operator. Outside the study area, the 35-mile rail extends west to the Greenwich hamlet of Thomson and east to portions of the Towns of Salem and Cambridge.

The rail line was originally part of the Greenwich and Johnsonville Railway, which opened in 1870, and is currently owned by the non-profit Northeast New York Rail and maintained and operated by Battenkill Railroad, per a long-term lease. While there have periodically been tourist passenger service on portions of the rail, it is now used only for freight, and there is currently one active user in the Town of Salem (to the east). The section of the rail line that is located within the study area has been largely unused for several years as Battenkill Railroad awaits completing repairs on the Battenkill River crossing in the study area. Once these repairs are completed, it is anticipated that the Greenwich rail yard will return to active use for both train repairs and storage.

#### PEDESTRIAN AND BICYCLE FACILITIES

The study area is generally pedestrian friendly: most roadways have sidewalks, and crosswalks are provided at key intersections. However, in some portions of the study area large curb cuts disrupt the sidewalk, causing potentially dangerous pedestrian conditions. Notable sidewalk absences within the Village include the northern end of Rock Street (leading to Rock Street Park) and roadways in Mill Hollow/south of Washington Street. Within the Town, a sidewalk runs along the north side of Main Street/NYS Route 29, connecting the Village to Middle Falls to the west; there is also a sidewalk on the south side of the roadway, running along the Glens Falls Hospital property.

There are no designated bike routes, bike lanes, or other bike infrastructure in the study area. However, the underutilized rail line described above is identified as a “Potential Trail Corridor” in the NYS OPRHP’s final Statewide Greenway Trails Plan (released in April 2021). The potential pedestrian and bicycle trail identified in the plan extends over 15 miles from the existing Champlain Canalway Trail to the west to the planned and existing Delaware and Hudson Rail Trail in Salem (to the east).

## 3.8 INFRASTRUCTURE

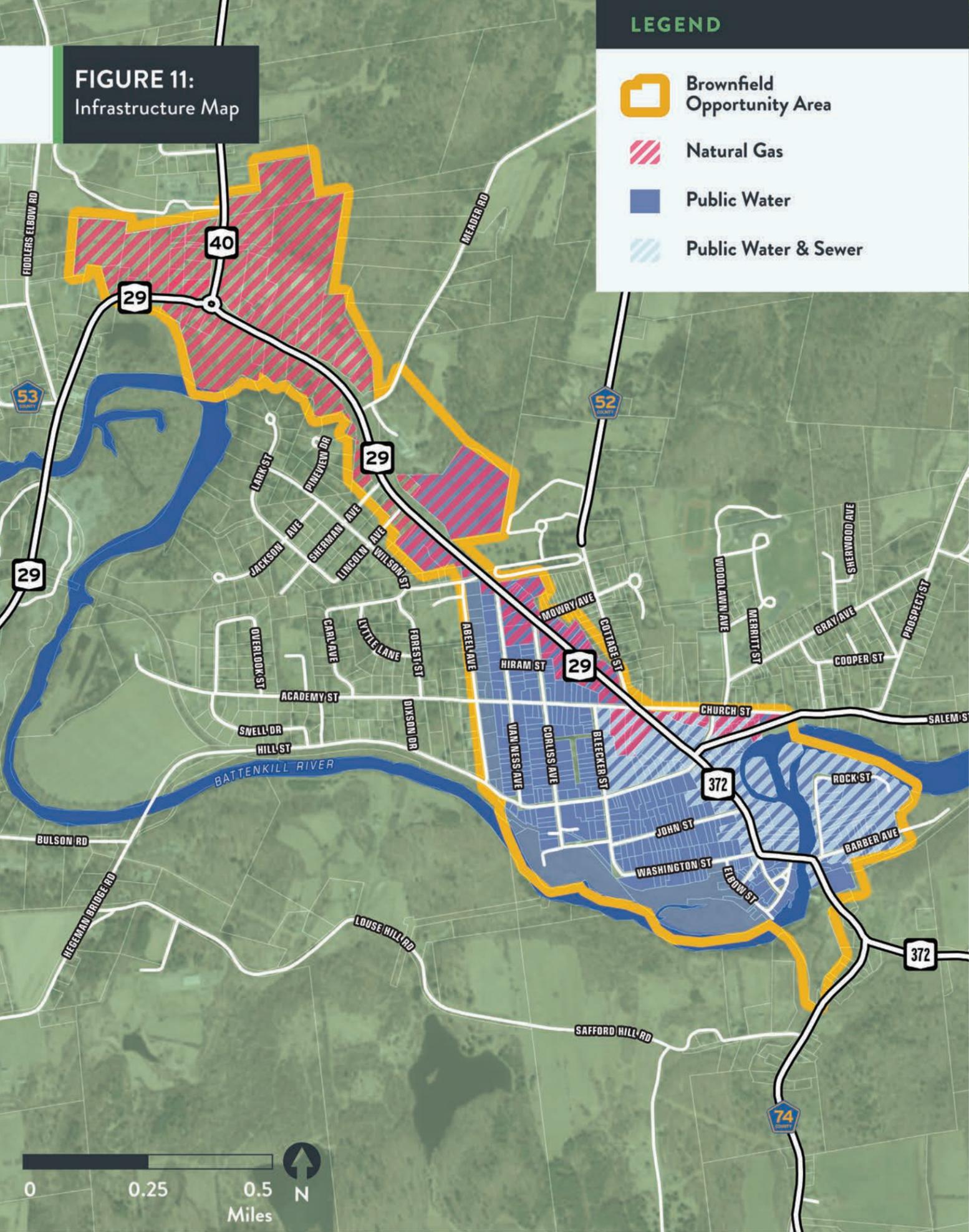
### KEY TAKEAWAYS: INFRASTRUCTURE

- The Village’s public water system is being upgraded and could support additional development in the study area and expansion into the Town.
- The Village’s combined sewer system is limited in geography. Potential opportunities to expand the system to encourage investment in key properties should be considered, as well as new development on underutilized properties that are already served by the system.
- The Town portion of the study area is almost entirely served by natural gas, but natural gas infrastructure is limited in the Village. Opportunities for expansion should continue to be explored with National Grid.
- There are two hydroelectric facilities in the Village, neither of which are currently operational, that are seeking Federal approval of a 20-year re-licensure. It is an opportune time for the Village to provide comments on these two facilities to ensure their consistency with the Revitalization Plan’s vision and goals.

The availability of infrastructure is a key determinant in attracting investment. Properties within the Village that have access to public water, wastewater, and natural gas are mapped in **Figure 11**. A discussion of the existing infrastructure in the study area is provided below.



**FIGURE 11:**  
Infrastructure Map



### WATER

The Village has a public water system that services the entire Village and a small portion of the Town of Greenwich. The Town does not have a public water system, with all properties that are not served by the Village’s public water system, relying on individual wells. The Town properties within the BOA study area that are served by the Village system are limited to the properties on Abeel Avenue and Main Street south of Lincoln Avenue. Notably, the large, underutilized Big Lots plaza is on the Village water system.

The Village system currently uses approximately 180,000 gallons of water per day (gpd), with peak use during morning and evenings, and higher than average demand during the summer months. The water system is roughly 50 to 100 years old. The first parts of the system were installed in the 1880s, with extensions being made up to the 1950s. The DPW maintains a map of the fire hydrants and water pipe conditions.

The Village is currently embarking on a large water system upgrade that was mandated by the NYS Department of Health (NYSDOH). The project includes the addition of two new wells and the replacement of four-inch mains fire hydrants, which will help to provide an efficient water supply. The project also includes the replacement of property water meters. The Village is using 3 million dollars in State funding to support the improvements. Overall, once the improvements are completed, the water system will be in relatively good condition and could support additional uses within the study area. With the recent addition of new wells to the Village’s water system, the Town is currently conducting a feasibility study to determine potential expansions of the water system along NYS Route 29 towards its intersection with Route 40. The study is also evaluating the potential of establishing a new Town water supply to serve this area.

### SEWER

The Village has a combined sewer system (e.g., stormwater and sanitary) that serves approximately 25 percent of the Village. The system was initially built in 1985 to prevent dumping of waste into the Battenkill. Properties located in the Town of Greenwich, as well as Village properties that are not served by the Village combined sewer system, have individual, on-site septic systems.

As shown in **Figure 11**, within the study area the Village’s public sewer system services properties along Main Street from Church/Academy Street to Washington Street, the entirety of the block bounded by Academy, Bleecker, Hill, and Main Streets, as well as almost all study area parcels located on the east side of the Battenkill. The Greenwich Central School (GCS), located outside of the study area, is a major system user. Properties served by the system generate roughly 30,000 gpd in sanitary waste and stormwater discharge. As usage of the system is influenced primarily by GCS, volumes are higher when school is in session.

Since the sewer system is relatively new, it does not have any major issues. Based on conversations with the Village DPW, the sewer plant could use some minor repairs, including new tanks and flooring. There are plans to make repairs to the system, as needed, but there are currently no plans to expand the system. To encourage development interest in the BOA study area, the Village may seek to explore expanding the existing sewer system.

### NATURAL GAS

Roughly ten percent of the Village is supplied with natural gas lines supplied by National Grid. The Village’s DPW has explored expansion of the system; National Grid has indicated there is a limited gas supply. As shown in **Figure 11**, properties within the study area that are served by natural

gas lines include those with frontage on NYS Route 29/ Main Street (north of Church Street), Church Street, and portions of Salem Street and Washington Square.

The Village may consider revisiting conversations National Grid to expand the lines and increase service as a means to support new activities within the study area.

### HYDROELECTRIC FACILITIES

There are two hydroelectric facilities in the Village of Greenwich that began generating electricity in 1987: the Middle Greenwich Hydroelectric Project, and the Upper Greenwich Hydroelectric Project. Both facilities are permitted pursuant to Federal Energy Regulatory Commission (FERC) licenses (FERC Nos. 6903 and 6904, respectively) that were issued in 1986 and expire in 2026. Battenkill Hydro Associates, managed and operated by KEI (USA), acquired the two stations in 2009.

The Middle Greenwich Hydroelectric Project consists of the Middle Dam (described in greater detail in the **Natural Resources and Environmental Features** section), a nine-acre reservoir, a 150-foot-long power canal, a 150-foot by 20-foot powerhouse containing a 0.3 megawatt (MW) turbine-generator unit, a tailrace channel, generator leads, a transformer, a transmission line, and appurtenant facilities.

The facility has an authorized installed capacity of 0.3 MW.

The Upper Greenwich Hydroelectric Project consists of the Upper Dam (described in greater detail in the **Natural Resources and Environmental Features** section), flashboards, a reservoir with a normal water surface area of 20 acres, two intake gates, a 200-foot-long earth power canal, a 53-foot by 14-foot powerhouse containing two generating units with a 0.3 MW of capacity each, a transmission line, and appurtenant facilities. The facility has an authorized installed capacity of 0.6 MW.

On February 1, 2021, Battenkill Hydro submitted a Pre-Application Document (PAD) to file an application to renew their two FERC licenses by 2024. A virtual public meeting on the PAD was held in May 2021, and an in-person site visit to the two Greenwich hydroelectric facilities was held on August 24, 2021. Representatives from the Advisory Committee and consultant team attended these meetings. At the site visit, public comments on the PAD and requests for studies on the potential impacts of the relicensure. The Village of Greenwich submitted a comment letter and request for studies intended to ensure its consistency with the vision and goals of the Revitalization Plan and previously adopted plans.

## 3.9 NATURAL RESOURCES AND ENVIRONMENTAL FEATURES

### KEY TAKEAWAYS: NATURAL RESOURCES AND ENVIRONMENTAL FEATURES

- The Battenkill is a nationally renowned river that was fundamental to the historic development and growth of the Village and Town. Both physical and visual access to the river is minimal throughout the study area. Opportunities to improve this connection should be explored.
- The presence of three dams in the study area make navigating this section of the Battenkill in this area challenging.
- With unconfined aquifers, floodplains, and wetlands present in the study area, recommendations for the study area should minimize impacts to wetlands and groundwater and consider potential flood risk within the floodplain.
- Soils that are well suitable for a range of development types are mapped throughout most of the study area.
- Waterfront properties that have shallower slopes (e.g., below 15%) offer the greatest potential for waterfront access and revitalization.

### WATER BATTENKILL

The Battenkill is a 59-mile river that runs from Dorset, Vermont to the Hudson River (at the border of the Towns of Greenwich and Easton) and has been integral to the history of the Village and the Town. In the study area, the Battenkill is the boundary between the Town of Greenwich (to the north) and the Town of Easton (to the south).

The Battenkill is known nationally for its brown trout fishing. While the section of the Battenkill that runs through the study area is fished less, due in part to limited public access and the presence of multiple dams, for those in the know, it is a hidden gem for catching large trout.

All waters in New York State are assigned a letter classification that denotes their best uses. The Battenkill has two different classifications within the study area: west of the Middle Dam (discussed below) the Battenkill is a Class C waterbody; to the northeast it is a Class B(T) waterbody. The best usage of Class C waters is fishing. These waters are suitable for fish, shellfish, and wildlife propagation and survival. The water quality is considered suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes. The best usages of Class B waters are primary and secondary contact recreation and fishing. These waters are be suitable for fish, shellfish and wildlife propagation and survival. The symbol (T) means that the classified waters are trout waters.

Based on the most recent NYSDEC aquatic biological monitoring data from sites located just west and east of the study area, the Battenkill is considered “non-impacted,” indicating that there is no evidence of water quality problems. Within the study area, the Battenkill is also classified in the National Wetland Inventory (NWI) as Riverine (R2UBH, R3UBH, and R5UBH), as well as Lake (L1UBHh).

Access to the Battenkill in the study area is limited to Rock Street Park to the west and the recently completed boat launch at the southern end of Cross Street. Between these two access points, however, are two dams, with no marked landward connections, should a boater choose to portage around the dam. West of the Cross Street launch is



a third dam, which, similarly has no landward public access, preventing boaters from continuing west along the Battenkill as it meanders through the Hamlet of Middle Falls. Additional information on the three dams located along this section of the Battenkill is provided below.

### Upper Dam

The Upper Dam is a 150-foot long, 11.5-foot high concrete dam located at the eastern end of the study area. The dam was constructed in the early 1900s. The dam features one-inch clear spaced angled trashracks and downstream fish bypass, which were installed by the dam's current hydroelectricity operator in coordination with NYSDEC and the U.S. Fish and Wildlife Service (USFWS).

### Middle Dam/ "Continental Dam"

The Middle Dam (State ID #242-0260) is located partially on the property of the Eddy Plow Works site. It is a concrete gravity dam that was constructed in 1902 for hydroelectric purposes. The dam is 275 feet wide and ten feet tall. The dam was most recently inspected by the NYSDEC in 2011 and is rated "Hazard Code B," denoting an intermediate downstream hazard potential in the event of dam failure. Similar to the Upper Dam, the dam features one-inch clear spaced angled trashracks and downstream fish bypass, which were installed by the dam's current hydroelectricity operator in coordination with NYSDEC and the U.S. Fish and Wildlife Service (USFWS). The Middle Dam is identified as the "Continental Dam" on the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs).

Battenkill Hydro currently has a lease agreement with the owner of the Eddy Plow Works that allows access to the Middle Dam. The lease expires in 2027, covers liability concerns, requires Battenkill Hydro to partially pay property taxes, and has a provision that allows for the Eddy Plow Works property owner to terminate the lease before its 2027 expiration if the hydro operation is not operational for a period of three or more years.

Additional information on Battenkill Hydro, which currently leases the dam, is included in the **Infrastructure** section.

### Lower Dam/ "Golden Fleece Dam"

The Lower Dam (State ID #224-0271) is a concrete gravity dam located adjacent to the Dunbarton Mill site and was constructed in 1925. The dam is 255 feet wide and seven feet tall and, according to lore from previous employees from the former mill, has a hidden passageway allowing for access between the two sides of the river. The dam has not been inspected by the NYSDEC since 1970 and is also rated "Hazard Code B." The Lower Dam is identified as the "Golden Fleece Dam" on the FEMA FIRM.

### HARTSHORN BROOK

Hartshorn Brook runs between the Big Lots Plaza and Better Bee property, before crossing below Route 29 and continuing westward to the Battenkill. West of Meader Road, the stream generally runs along the rear property line of parcels fronting the south side of Main Street. This segment of the Brook (ID No. 941-211) is a Class C(T) waterbody, indicating that its best usage is fishing and that the classified water is trout waters.

Hartshorn Brook is also classified in the NWI as Riverine wetland R3UBH. The most recent NYSDEC aquatic biological monitoring data from a Hartshorn Brook site located to the north of the study area shows the water is "slightly impacted," indicating that, while water quality is usually not limiting to fish, shellfish, and wildlife survival, it may be limiting to fish propagation, especially sensitive coldwater fish taxa.

### FLY CREEK

Fly Creek traverses the southern portion of the Eddy Plow Works property before flowing into the Battenkill. This segment of the Creek (ID No. 941-214) is a Class C(T) waterbody, indicating that its best usage is fishing and that the classified water is trout waters. Fly Creek is classified in the NWI as Riverine wetland R3UBH and Freshwater Pond PUB/SS1Fh. The creek has a relatively low average summer water temperature, that could help regulate summer water temperatures in this area.

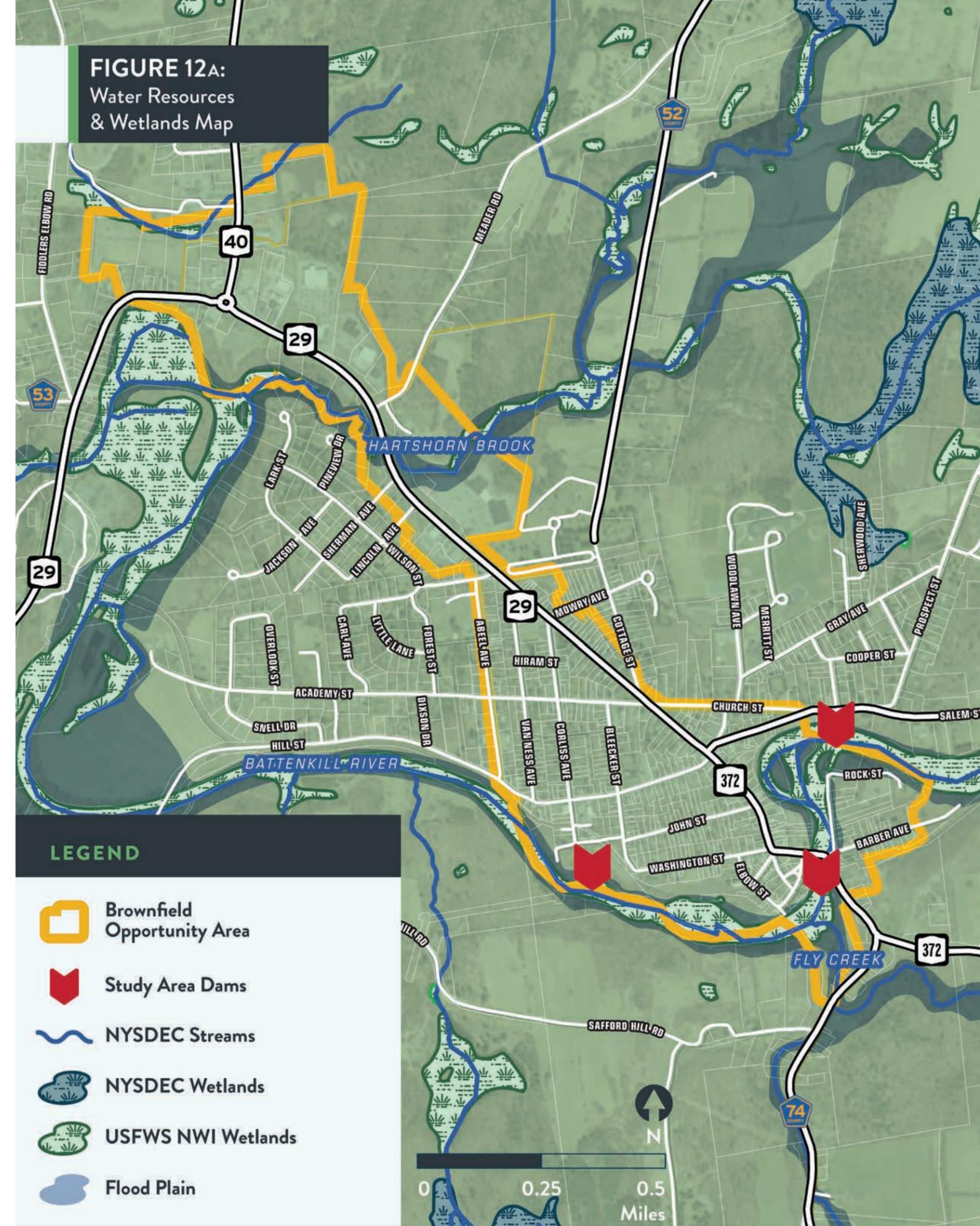
### WETLANDS

Wetlands are some of the most productive and diverse ecosystems in the world. They provide important habitat for a variety of species, contribute to water quality, and can also act as natural stormwater retention basins. NYSDEC and National Wetland Inventory (NWI) wetland datasets were reviewed to identify wetlands in the study area.

NYSDEC maps wetlands that, along with a 100-foot adjacent area, are regulated under the NYS Freshwater Wetlands Act. To be mapped by the NYSDEC, a wetland must be either a minimum of 12.4 acres or of unusual local importance. As shown in **Figure 12A**, there are no NYSDEC-mapped wetlands within the study area.

The U.S. Army Corps of Engineers (USACOE) also protects wetlands, irrespective of size, under Section 404 of the Clean Water Act. The Battenkill, Fly Creek, and Hartshorn Brook are both included in the National Wetlands Inventory (NWI), along with several additional wetlands, which are shown in **Figure 12A**. Most development within NWI-mapped wetlands requires a permit from the USACOE. The type of permit and level of review varies depending on the activity and associated wetland impact.

**FIGURE 12A:**  
Water Resources  
& Wetlands Map



As smaller, unmapped wetlands may be present on parcels within the study area, detailed site-specific wetland delineations would need to be conducted to confirm the degree to which wetlands are present. If deemed jurisdictional, unmapped wetlands can act as a constraint on future redevelopment initiatives.

### FLOODPLAINS

Floodplains have the potential for recurring inundation. Development within floodplains can cause a range of issues, including water quality impacts, structural damage from flood waters, and increasing flood elevations.

The portions of the study area that line the Battenkill, Fly Creek, and Hartshorn Brook are within the 100-year floodplain, as identified on the FEMA FIRMs (see **Figure 12A**). The Battenkill 100-year floodplain is designated “AE,” meaning that the base flood elevation (BFE) has been established. Within the study area, the BFE of the Battenkill 100-year floodplain ranges from a low of 314 feet in the west, to a high of around 343 feet at the eastern edge of the study area. The Fly Creek and Hartshorn Brook 100-year floodplains are designated “A,” which indicates that no BFE has been determined.

### AQUIFERS

It is important to understand the location and type of aquifers that underlie the study area, as development activities aboveground can have a detrimental effect on water quality within the aquifer. There are two primary types of aquifers: confined aquifers, which are characterized by groundwater located between two layers

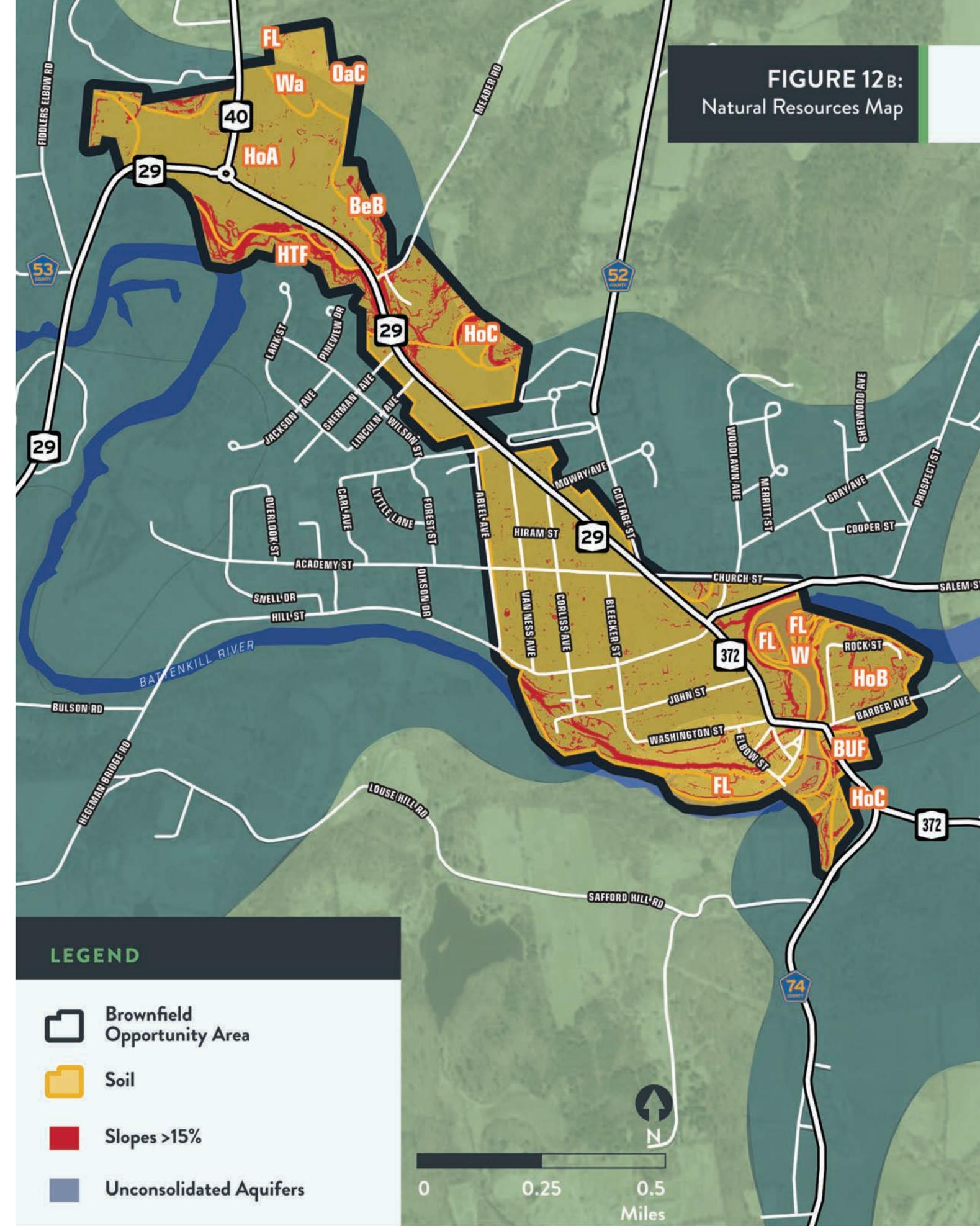
of impermeable material (e.g., clay); and unconfined aquifers, which do not have an upper confining layer and are instead bounded by the water table. Unconfined aquifers are particularly vulnerable to contamination.

**Figure 12B** shows the location of aquifers relative to the study area. As shown in the figure, with the exception of the area south of Washington Street, all of the study area is located above unconsolidated aquifers.

NYSDEC defines has three aquifer designations: “sole source aquifers” are designated by the USEPA as the sole or main source of drinking water for a community; “primary aquifers” are highly productive aquifers that are utilized as water supply sources for major municipal water supply systems; and “principal aquifers” are aquifers known to be highly productive or whose geology suggested abundant potential water supply, but which are not currently intensively used as water supply sources for major municipal systems. Based on NYSDEC guidance, certain unconfined aquifers are considered principal aquifers depending on their yield. The unconfined aquifers that are located below the study area are not considered sole source or primary aquifers. A portion of the study area located to the south of the Battenkill (including the former Eddy Plow Works site) is identified as having a yield of 10-100 gallons per minute and, therefore, is considered a principal aquifer. The Village’s water supply wells are within the principal aquifer.

Contaminated properties, erosion, and runoff within these areas have the potential to adversely impact groundwater and protection of groundwater resources must be considered in any revitalization recommendation.

**FIGURE 12B:**  
Natural Resources Map



## SOIL

Based on a review of USDA Natural Resources Conservation Service (NRCS) soils data, there are 11 soil types mapped in the study area, which are presented in **Figure 12B**. As shown in the figure, “Hoosic gravelly sandy loam” (indicated with HoA, HoB, and HoC labels) are the predominant type found in the study area, representing over 80 percent of the area.

**Table 4** summarizes the suitability of each of the soil types found in the study area for a range of development types, using information from the USDA NRCS Web Soil Mapper. “Not limited” indicates that the soil has features that are very favorable for the specified use. “Somewhat limited” indicates that the soil has features that are moderately favorable for the specified use (i.e., soil limitations can be overcome or minimized by special planning, design, or

installation). “Very limited” indicates that the soil has one or more features that are unfavorable for the specified use, and that the limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures.

As shown in the table, of the study area soils, HoA, HoB, and HoC – which are the most prevalent in the study area – are also suitable for the greatest variety of uses, including residential, commercial, and passive recreation. These soils are not suitable for playgrounds, however, due largely to their gravel content. Nassau shaly silt loam (NAC), which is present on the current Better Bee property and the rear of the Big Lots Plaza (representing a combined 3.7% of the study area) is not favorable to most land uses, due largely to its shallow depth to bedrock (less than two feet).

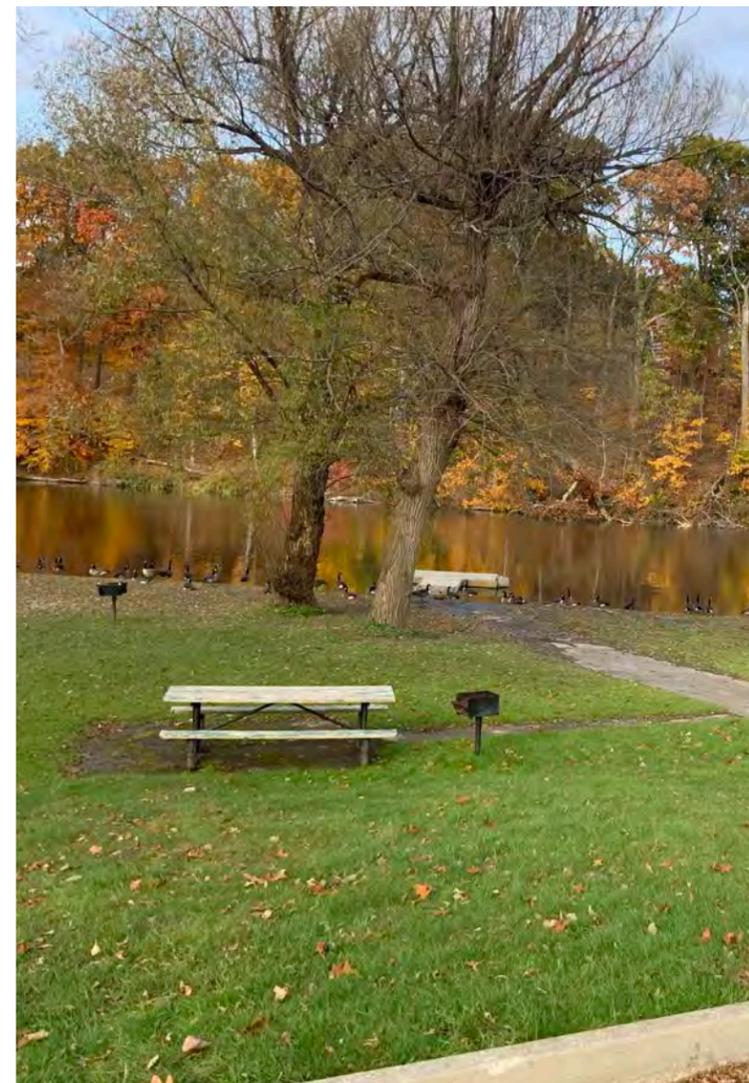
**TABLE 4: SOIL SUITABILITY FOR DEVELOPMENT**

SOIL TYPE	PERCENTAGE OF STUDY AREA (%)	DWELLINGS		RECREATION			SMALL COMMERCIAL BUILDINGS
		WITH BASEMENTS	WITHOUT BASEMENTS	PLAY-GROUNDS	PICNIC AREAS	PATHS AND TRAILS	
BeB	1.3	Very Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited
BUF	1.6	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited
FL	3.5	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited
HoA	71.3	Not Limited	Not Limited	Very Limited	Somewhat Limited	Not Limited	Not Limited
HoB	7.4	Not Limited	Not Limited	Very Limited	Somewhat Limited	Not Limited	Somewhat Limited
HoC	1.2	Somewhat Limited	Not Limited	Very Limited	Somewhat Limited	Not Limited	Very Limited
HTF	3.1	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited
NAC	3.7	Very Limited	Very Limited	Very Limited	Very Limited	Somewhat Limited	Very Limited
OaC	3.6	Somewhat Limited	Somewhat Limited	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
Sa	1.2	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited
Wa	1.5	Very Limited	Very Limited	Very Limited	Very Limited	Somewhat Limited	Very Limited

Notes: Based on USDA NRCS Web Soil Mapper data; excludes portions of the project site that are mapped with “Water.”

## SLOPES

Understanding the location of steep slopes can help identify the most appropriate use or form of development, with steep slopes more susceptible to erosion than flatter slopes. Slopes greater than 15 percent are shown in **Figure 12B** and are considered very steep, limiting their development potential. Within the Town portion of the study area, properties on the south side of NYS Route 29 west of Sherman Avenue, as well as properties on the north side of NYS Route 29 between Meader Road and the Big Lots Plaza are characterized by steep slopes. Within the Village portion of the study area, steep slopes are generally present on waterfront properties, including properties along the west side of Rock Street, east side of Main Street north of John Street, and south side of John Street. South of Bridge and Washington Streets, steep slopes are generally located slightly inland from the waterfront, offering greater potential for waterfront access.



## 3.10 ECONOMIC & MARKET ANALYSIS

### KEY TAKEAWAYS: ECONOMIC & MARKET ANALYSIS

- With demand for housing in the surrounding area growing and expected to continue to do so, there is an opportunity in the study area to capture this increased demand.
- It is estimated that 60 additional housing units will be needed in the Village and 409 additional housing units will be needed in the Town by 2040.
- New housing demand should focus on diversification of the current housing stock, with a projected increased demand for rental housing, townhomes, and smaller lot single family housing.
- Demand for additional office space in the study area is limited.
- If Greenwich could recapture just five percent of the County’s retail leakage, it is estimated that approximately 45,400 square feet of new retail space would be warranted.
- Greenwich could capture 1-5% of the Capital Region’s projected demand for food and beverage service space, which amounts to about 2,550 – 12,750 square feet over the next decade.
- There is potentially unmet demand for a hotel in the area, which should continue to be monitored and explored for viability in the future.

Preparing a market analysis ensures that market-based considerations are factored into recommendations. A market analysis was prepared for the study area to identify trends and potential opportunities locally and regionally. The analysis incorporates data on the housing, office, retail, and hospitality industries and incorporates insight provided by interviewed local stakeholders.

## HOUSING

The housing market analysis evaluates the market for various types of housing and price points in the current Greenwich housing market and also provides projections for the future housing market. Using Census data, as well as ESRI Business Analyst and Envision Tomorrow software, the market analysis compares existing rental and owner housing unit supply with the demand of households today, and by 2040.

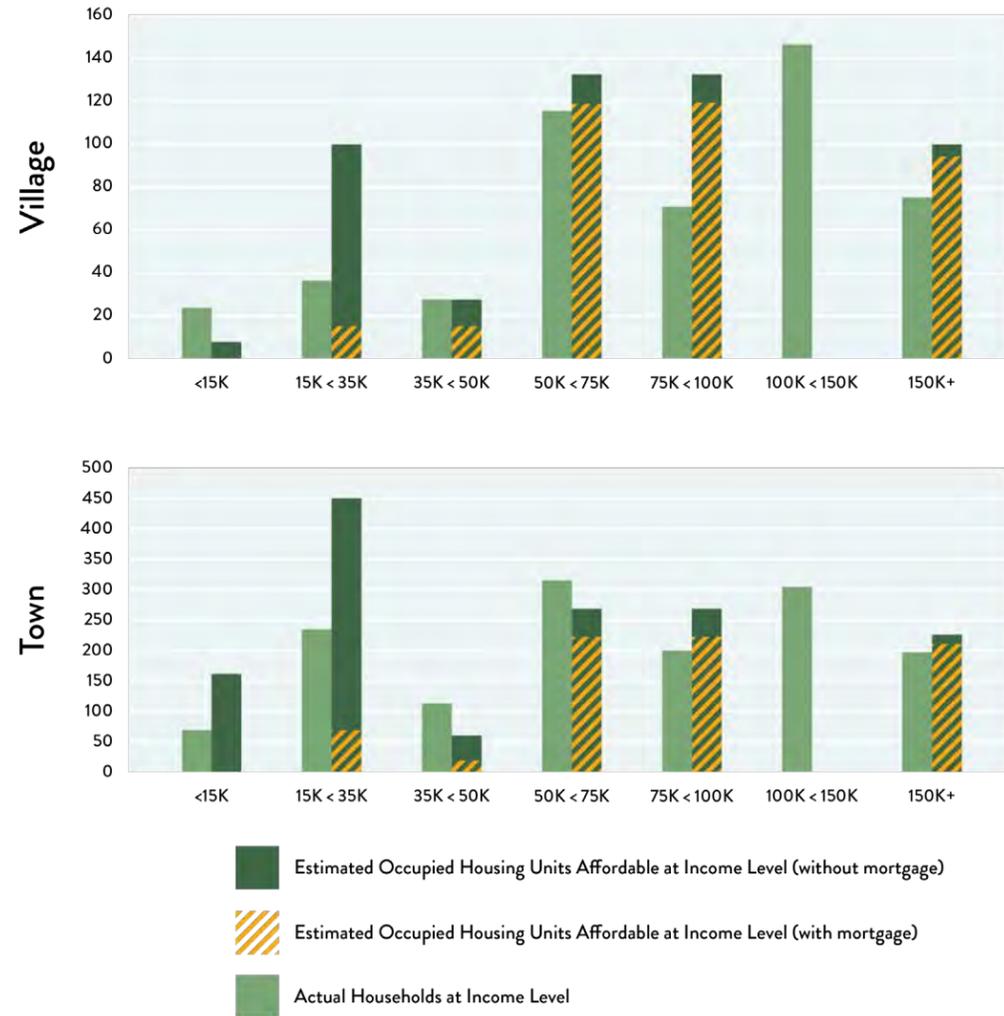
### OWNER-OCCUPIED HOUSING

Owner-occupied housing represents the majority of housing in the study area, Village, and Town, and is largely comprised of single-family housing. Comparing monthly

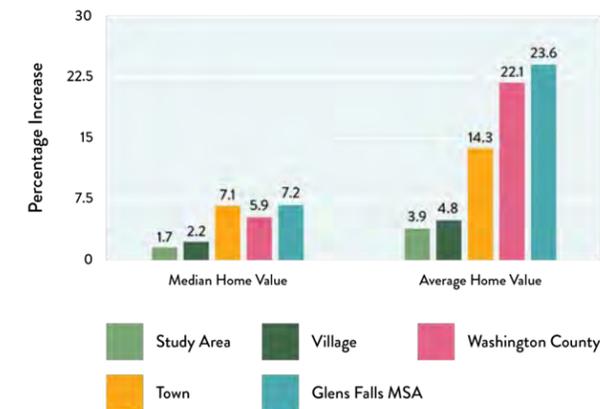
housing costs with household income levels, over ¾ of owner-occupied households have monthly costs that are considered “affordable” (defined as less than 30% of monthly income). Over 10% of owner-occupied households have monthly housing costs equal to 30-50% of their income, while just under 10% of owner-occupied households have monthly costs that exceed 50% of their monthly income (“severely unaffordable”).

Owner household incomes were compared with occupied units affordable by income level to identify current gaps in the market. Notably, in the Village, there is an insufficient supply of owner-occupied housing for households earning

**Comparing Owner Household Incomes with Occupied Units Affordable at Each Income Level**



**Projected Change in Home Values (2020-2025)**



under \$15,000, while there is an oversupply of housing affordable to households earning more than \$15,000. Conversely, in the Town, there is an insufficient supply of owner-occupied housing for households earning over \$35,000, while there is an oversupply of owner-occupied housing for households earning under \$35,000.

Looking at recent trends, many interviewed stakeholders indicated the high demand for housing in Greenwich. This increasing demand, which existed before the pandemic,

has been exacerbated over the past year with the influx of residents moving to the region (refer to graph below). Increased demand is elevating local sales prices, making it increasingly difficult for first-time homebuyers to enter the market. Based on a review of study area home sales data from April 2020-March 2021, the median and average sales price were \$141,400 and \$150,425, respectively. ESRI Business Analyst data project median and average home values in the study area to increase by 1.7% and 3.9%, respectively, which is less than the increases projected in the greater Village, Town, County, and Glens Falls MSA.

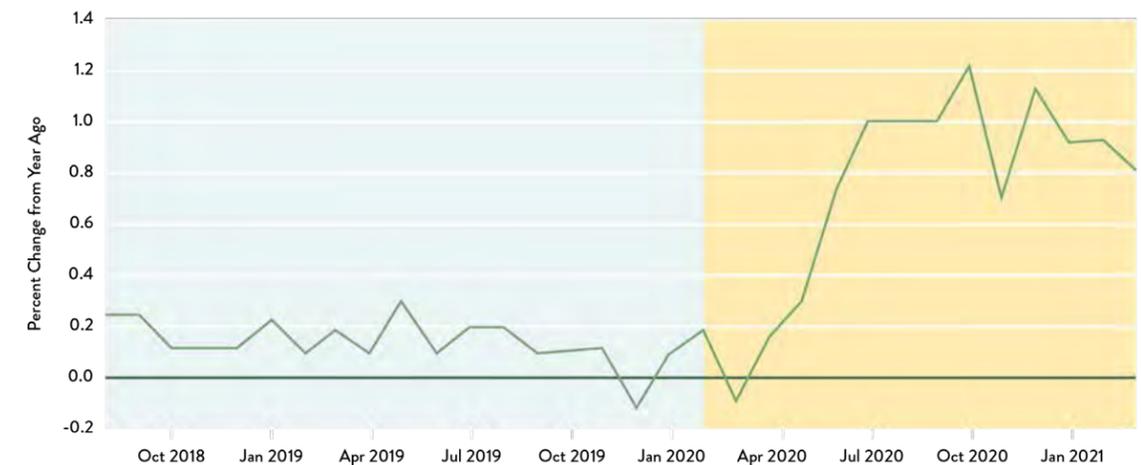
### RENTER-OCCUPIED HOUSING

The higher home purchase prices are resulting in increased demand for the study area’s limited supply of rental housing (less than 200 renter-occupied housing units). In contrast with housing prices, the median contract rent in the study area is 7% and 10% higher than in the greater Village and Town, respectively. As a result, a higher percentage of study area residents (over 21%) are paying more than 50% of their income towards rent.<sup>3</sup>

Renter household incomes were compared with occupied units affordable by income level to identify current gaps in the rental housing market. The disconnect is most pronounced in the Village, where households earning between \$35,000 and \$50,000 are the only cohort with sufficient rental housing stock availability.

<sup>3</sup> ESRI Business Analyst

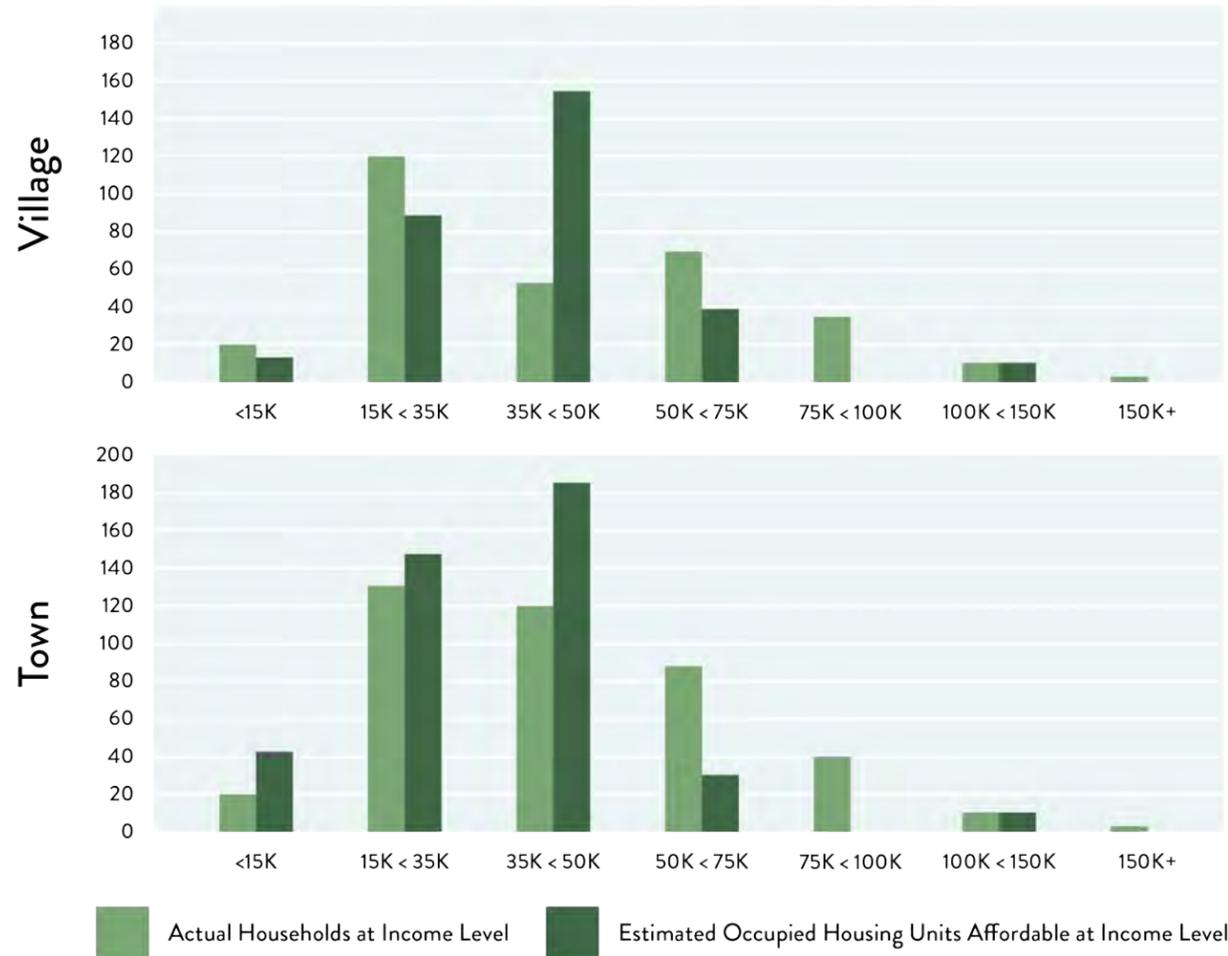
**Market Hotness | Listing Views per Property in Washington County, NY**



\* U.S. recessions are shaded; the most recent end date is undecided

Source: Realtor.org | fred.stlouisfed.org

## Comparing Rental Household Incomes with Occupied Units Affordable at Each Income Level



Finding these rentals is even more difficult: based on a review of craigslist, Zillow, Facebook marketplace, and realtor.com listings in March, there were only three apartments listed for rent in the study area. Interviewed stakeholders noted that this difficulty finding rentals may also preclude newcomers – potentially interested in renting before purchasing a home – from moving to the area.

### FUTURE HOUSING SUPPLY GAPS

Envision Tomorrow software was used to project future housing demand and supply to identify future (2040) gaps in the Village and Town housing market. Growth projections used in this analysis developed based on household size trends at the Village and Town level, and County level projections developed by Cornell Program on Applied Demographics (PAD). These projections account for changes in resident age and associated housing needs, as well as obsolete housing stock.

### 2040 VILLAGE HOUSING DEMAND

In the Village, it is anticipated that there will be demand for an additional 60 housing units. Notably, 55 of the 60-unit incremental housing demand (90%) comprises rental housing, a marked departure from the current predominantly owner-occupied housing stock in the Village. Most (over 90%) of the incremental rental housing demand is expected to be generated by the senior population (ages 65+). This age bracket generally prefers one-level, smaller units. There is the greatest need for rental housing

for households making between \$15,000 and \$35,000, equating to a monthly housing cost of \$375-\$875. In terms of preference by housing type, there is expected to be an increased preference for small-lot single family housing and townhomes, while the preference for standard large lot single family housing and multi-family housing is expected to decrease.

**TABLE 5:  
VILLAGE'S 2040 INCREMENTAL HOUSING DEMAND  
BY INCOME LEVEL & TENURE**

HOUSEHOLD INCOME	< \$15K	\$15K - \$35K	\$35K - \$50K	\$50K - \$75K	\$75K - \$100K	\$100K - \$150K	\$150K+	TOTAL
<b>RENTAL HOUSING NEEDS</b>								
Target Monthly Rent + Utilities (30%)	< \$375	\$375-\$875	\$875-\$1,250	\$1,250-\$1,875	\$1,875-\$2,500	\$2,500-\$3,750	\$3,750+	-
Target Rental Units Needed to Meet Projected Demand	11	54	-	2	4	5	-	55
Surplus Rental Units	-	-	28	-	-	-	-	-
<b>OWNER HOUSING NEEDS</b>								
Target Affordable Home Value (250%)	< \$37,500	\$37,500-\$87,500	\$87,500-\$125,000	\$125,000-\$187,500	\$187,500-\$250,000	\$250,000-\$375,000	\$375,000+	-
Target Owner Units Needed to Meet Projected Demand	18	-	10	-	3	22	-	5
Surplus Owner Units	-	35	-	9	2	-	22	11

**2040 TOWN HOUSING DEMAND**

In the Town, it is anticipated that there will be demand for an additional 409 housing units. Demand is expected to be more evenly split between rental units (42%) and owner-occupied units (58%). The income brackets that are expected to have the greatest excess demand for rental housing are households making \$35,000 to \$75,000. Unlike the Village, the cohort with the largest rental housing demand is expected to be those in the 25-34 age bracket. In terms of owner-occupied housing demand in

the Town, demand is projected to be greatest for senior households (who typically prefer single-level living), and households making between \$35,000 and \$50,000. Similar to the Village, by 2040 there is expected to be an increased preference for small-lot single family housing and townhomes, while the preference for standard large lot single family housing and multi-family housing is expected to decrease.



**TABLE 6:  
TOWN'S 2040 INCREMENTAL HOUSING DEMAND  
BY INCOME LEVEL & TENURE**

HOUSEHOLD INCOME	< \$15K	\$15K - \$35K	\$35K - \$50K	\$50K - \$75K	\$75K - \$100K	\$100K - \$150K	\$150K+	TOTAL
<b>RENTAL HOUSING NEEDS</b>								
Target Monthly Rent + Utilities (30%)	< \$375	\$375-\$875	\$875-\$1,250	\$1,250-\$1,875	\$1,875-\$2,500	\$2,500-\$3,750	\$3,750+	-
Target Rental Units Needed to Meet Projected Demand	9	36	55	48	7	18	-	173
Surplus Rental Units	-	-	-	-	-	-	-	-
<b>OWNER HOUSING NEEDS</b>								
Target Affordable Home Value (250%)	< \$37,500	\$37,500-\$87,500	\$87,500-\$125,000	\$125,000-\$187,500	\$187,500-\$250,000	\$250,000-\$375,000	\$375,000+	-
Target Owner Units Needed to Meet Projected Demand	47	-	222	12	46	35	-	236
Surplus Owner Units	-	140	-	1	-	-	13	-

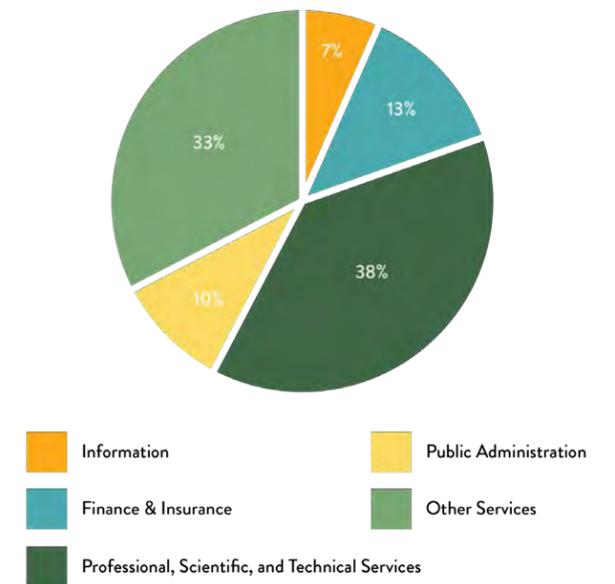
**OFFICE  
CURRENT OFFICE MARKET**

ESRI Business Analyst data indicate that there are currently 408 jobs in the study area, 23% of which are in office utilizing industries. This is generally consistent with the percentage of Village residents employed in office-utilizing industries (20% based on 2019 ACS data). Office jobs in the study area are generally smaller (with an average of 3.3 employees per business) and are mostly (71%) jobs in professional, scientific, and technical services or other services. In addition, 6.5% of Village residents and 7.9% of Town residents are self-employed (compared to 5.7% in NYS and 5.9% nationally).

**PROJECTED EMPLOYMENT CHANGES**

EMSI data was reviewed to identify projected changes in employment by 2030. Employment in Zip Code 12834 (which encompasses the study area) is expected to remain relatively unchanged over the next decade, indicating minimal demand for new office space. Given trends being seen nationally and regionally in the office market with the shift to remote work, the Village could explore potential coworking facilities, which cater to smaller businesses, remote workers, and self-employed workers; however, the scale of any such facility should be limited and potentially ancillary to another use (e.g., accommodation or residential) given local employment projections.

**Jobs in Office-Utilizing Industries**





## RETAIL

For the retail market analysis, the ESRI Business Analyst “Leakage/Surplus Factor” was evaluated. This calculation measures the balance between retail business supply (sales) and demand, calculated based on area households’ spending on retail goods. The Leakage/Surplus factor is a method of identifying business opportunity. **Table 7** presents the leakage/surplus factor by business type for the study area and comparison geographies. Surpluses are indicated with negative numbers, while leakages are indicated with positive numbers. Leakages indicate that residents are leaving the area to seek certain goods and services, while surpluses indicate that residents from outside are coming to the study area seeking the goods/service.

At the County level, retail demand is approximately \$775.7 million, compared to \$503 million in sales at the County level, showing a net leakage of approximately \$272.6 million outside of the County. If Greenwich could recapture just 5% of the County’s retail leakage, it is estimated that approximately 45,400 square feet of retail space would be warranted.

Looking more specifically at retail sectors:

- Several retail sectors are non-existent within the study area, Village, and Town and experiencing high leakage within the County, including home furnishing stores, shoe stores, and jewelry/luggage/leather goods stores. Tarding new businesses in these sectors may be risky, but would have no competition locally and little to no competition within the County.
- Two retail sectors that are non-existent within the study area, Village, and Town that are experiencing a surplus within the County: furniture/home furnishing stores and furniture stores. New shops in these retail categories could easily capture some local demand; however, they would not necessarily attract customers from outside of Greenwich.

- Two retail sectors are experiencing high leakage in Greenwich and the County: clothing/accessories stores and clothing stores. Expansion of these existing businesses will likely be less risky as compared to opening a new business, while facing only limited competition within the County.
- One retail sector is experiencing high leakage in Greenwich, while having a high surplus within the County: lawn/garden equipment/supply stores. Expansion of these existing businesses could capture some demand from Greenwich residents due to their convenient location, but may face stiff competition from establishments outside of the Village and Town.
- Two retail sectors are experiencing surplus in Greenwich and leakage at the County level: used merchandise stores and non-store retailers. While these businesses are outperforming the needs of local residents, there is additional untapped demand for these goods from County residents. These existing businesses could expand by marketing to the greater County.
- Two retail sectors are experiencing surplus within Greenwich and the greater County: automotive parts/accessories/tire stores and direct selling establishments. These are the existing retailers for whom the Village, Town, and County should consider crafting retention strategies.

As shown in **Table 7**, there is an unmet demand for restaurants locally and in the greater County that these new businesses can serve. Based on an analysis of the growth in employment in the food and drinking service industry sub-sector, there is an estimated demand for 255,000 square feet of food and drinking service space for the entire Capital Region over the next ten years. It is estimated that Greenwich could capture between one and five percent of the Capital Region’s demand for food and beverage service space, which amounts to about 2,550 – 12,750 square feet over the next decade.

**TABLE 7: LEAKAGE/SURPLUS FACTOR BY RETAIL BUSINESS TYPE**

RETAIL BUSINESS TYPE	STUDY AREA	VILLAGE	TOWN	WASHINGTON COUNTY
Motor Vehicle and Parts Dealers	-72.3	70.8	-42.4	27.2
Automobile Dealers	-74.7	100.0	-42.2	43.9
Other Motor Vehicle Dealers	100.0	100.0	19.9	-22.1
Auto Parts/Accessories/Tire Stores Furniture/Home Furnishing Stores	-65.7	-36.4	-63.0	-21.2
Furniture/Home Furnishing Stores	100.0	100.0	100.0	-33.2
Furniture Stores	100.0	100.0	100.0	-58.7
Electronics & Appliance Stores	67.8	35.7	46.5	63.6
Home Furnishings Stores	100.0	100.0	100.0	80.7
Building/Garden Equip/Supply Stores	40.6	58.9	60.0	-13.6
Building Material/Supplies Dealers	37.5	55.9	57.0	-10.2
Lawn/Garden Equip/Supply Stores	86.8	100.0	100.0	-37.0
Food and Beverage Stores	-3.1	52.3	-53.3	3.9
Grocery Stores	3.0	46.2	-57.0	-0.6
Specialty Food Stores	-19.9	100.0	29.1	42.3
Beer/Wine/Liquor Stores	-32.3	100.0	-26.3	44.0
Health and Personal Care Stores	72.2	85.9	-10.4	26.0
Gasoline Stations	5.8	49.2	51.4	33.0
Clothing/Accessories Stores	99.8	100.0	100.0	83.1
Clothing Stores	99.7	100.0	100.0	90.0
Shoe Stores	100.0	100.0	100.0	100.0
Jewelry/Luggage/Leather Goods Stores	100.0	100.0	100.0	51.1
Sports/Hobby/Book/Music Stores	88.4	100.0	79.1	35.3
Sports/Hobby/Musical Instrument Stores	100.0	100.0	100.0	34.9
Book Stores & News Dealers	45.1	100.0	15.2	37.1
General Merchandise Stores	0.4	100.0	-31.7	50.3
Department Stores excluding Leased Departments	-21.5	100.0	-49.4	57.5
Other General Merchandise Stores	84.1	100.0	58.3	40.2
Miscellaneous Store Retailers	34.9	27.1	18.1	25.0
Florists	-8.1	35.4	39.8	-0.3
Office Supply/Station/Gift Stores	42.1	-0.5	12.6	61.8
Used Merchandise Stores	-32.0	-31.7	-35.0	22.4
Other Miscellaneous Store Retailers	100.0	100.0	48.5	16.0
Non-store Retailers	-92.1	-80.9	-80.6	1.0
E-Shopping & Mail-Order Houses Vending Machine Operators	100.0	100.0	100.0	92.0
Vending Machine Operators	100.0	100.0	100.0	100.0
Direct Selling Establishments	-98.6	-96.3	-96.6	-68.8
Food Services & Drinking Places	20.1	14.8	16.9	45.2
Special Food Services	-49.9	100.0	-5.4	80.4
Drinking Places-Alcohol	-13.4	16.0	35.4	34.9
Restaurants/Other Eating Places	33.5	12.3	17.2	44.4

Source: ESRI Business Analyst (2017)

## HOSPITALITY AND TOURISM

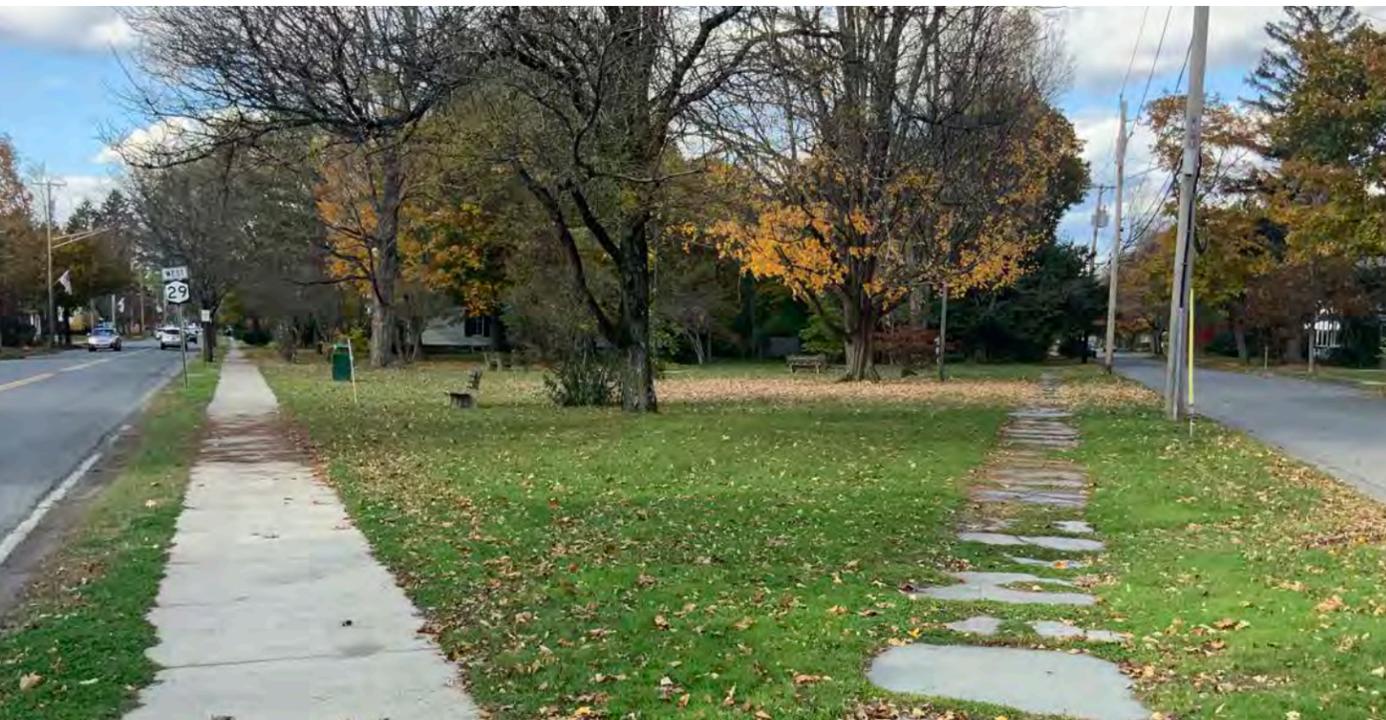
The COVID-19 pandemic was both a disruption and a turning point for tourism in Upstate New York. With not a single hotel in the County, the initial disruptions did not have the same impacts on occupancy tax revenue as seen in neighboring counties and well-known destinations. Conversely, the increased demand for day trips, interstate travel, and outdoor activities spurred new interest in Washington County and its many agritourism offerings. Demand for Airbnb and other house rentals increased exponentially: Washington County receiving \$120,000 in bed tax from Airbnb in 2020 alone and County projections that bed tax revenue will double by next year.

To identify the potential hotel market, Smith Travel Research data was reviewed for a 20-mile radius around Greenwich. Determinants for additional hotel demand include occupancy rates and revenue, with standard thresholds of occupancy rates exceeding 60% and rising room rates and revenue indicating the potential for additional hotel demand. Within the 20-mile study area, average annual occupancy rates during the 2014-2019 period ranged from a low of 59% to a high of 64%; due to the COVID-19 pandemic and associated travel restrictions and temporary hotel closures, the occupancy rate decreased to 50% in 2020. In terms of average daily hotel rates and revenue per room, both of these indicators increased between 2014 and 2019 (to \$149 and \$89, respectively). Similar to the occupancy rate trend, both of these indicators took a hit in 2020 due to the pandemic, decreasing to \$135 and \$69, respectively.

Excluding the 2020 data outliers, these indicators suggest that the area is on the verge of needing more hotels and should continue to be evaluated, moving forward.

**TABLE 8: HOTELS WITHIN 20 MILES OF GREENWICH (2021)**

HOTEL CLASS	NUMBER OF HOTELS IN CLASS	TOTAL ROOMS IN CLASS
Economy	13	453
Luxury	7	338
Midclass	10	411
Upper Midclass	9	799
Upper Upscale	4	546
Upscale Hotels	7	631
<b>TOTALS</b>	<b>50</b>	<b>3,178</b>



### 3.11 STRATEGIC SITES

**17 STRATEGIC SITES** were identified, which offer economic, environmental, and community benefits to help realize the vision of this plan.

The Advisory Committee reviewed the inventory of brownfield, abandoned, vacant, and underutilized sites and prioritized “Strategic Sites.” In total, 17 strategic sites were identified, which offer economic, environmental, and

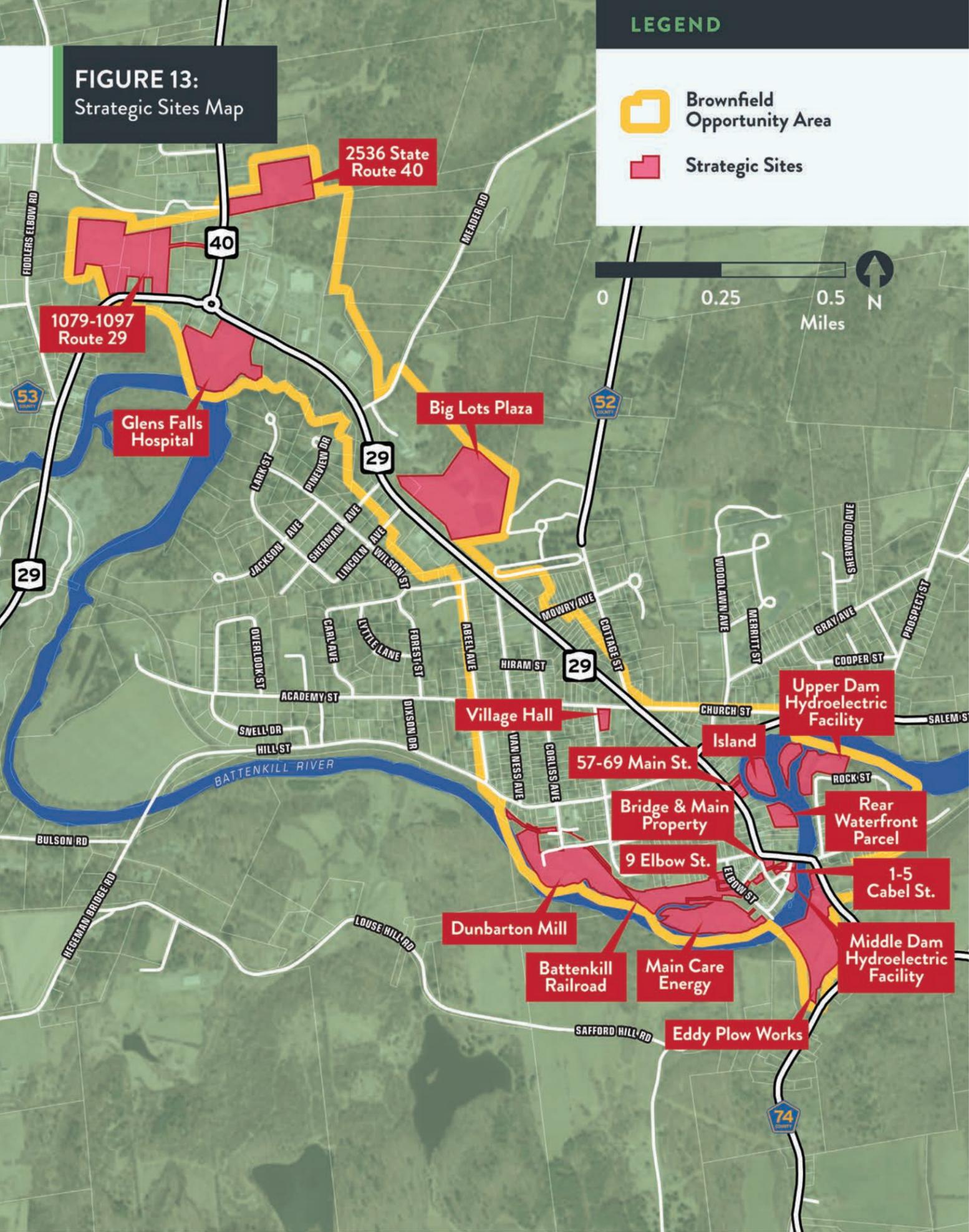
community benefits to help realize the vision of this plan. A map of the strategic sites is provided in **Figure 13**. A description of the sites and the process used to identify the sites is provided below.

**LEGEND**

-  Brownfield Opportunity Area
-  Strategic Sites



**FIGURE 13:**  
Strategic Sites Map



**SUBCOMMITTEE STRATEGIC SITES**

As a first step in strategic site identification, the three subcommittees identified strategic sites for their geographic focus areas. The considerations varied based on subcommittee goals and priorities. In all instances, the consultant team and/or Advisory Committee conducted outreach to the property owners prior to including the sites as strategic sites in the Plan.

**DUNBARTON MILL**

The former Dunbarton Mill site was one of the key sites that spurred the Village and Town’s NYS DOS BOA Nomination funding request. The site has been the subject of ongoing planning, community interest, and environmental studies and the Village has been actively pursuing acquiring the site through eminent domain since 2016. The site is notable in its size (nine acres), waterfront location, and development potential. The Village is interested in prioritizing the site for redevelopment through an RFP process, once acquired.

**ROUNDBABOUT/GATEWAY**

The Roundabout/Gateway subcommittee took a two-step process to identify strategic sites in this focus area:

- All abandoned, underutilized, vacant, and brownfield sites in the area were reviewed and discussed and prioritized based on their location, developable area, and potential to carry out the vision for the area (notably, mixed-use infill development).
- All property owners with priority sites were contacted to understand their long-term plans for the properties and their openness to infill development.

A description of the four strategic sites that were identified based on this process is provided below.

**Glens Falls Hospital**

The property at 1134 Route 29 (Parcel No. 228.-3-14.3) totals over nine acres, and a portion of the site is currently occupied by a Glens Falls Hospital medical office building. The existing building was constructed after the Town adopted its current zoning and reflects the zoning’s intent to minimize front setbacks. The site is strategically located adjacent to the well-travelled Route 29/Route 40 gateway and the Hannaford supermarket. While partially developed, the site has additional development potential: the existing building’s 2007 site plan approval included an additional one-story office building on the site, which has yet to be constructed. The subcommittee selected this property as a strategic site given this history, the property owner’s openness to exploring infill development potential, and the opportunity to introduce a greater mix of uses on this conveniently located property.



Dunbarton Mill



Glens Falls Hospital



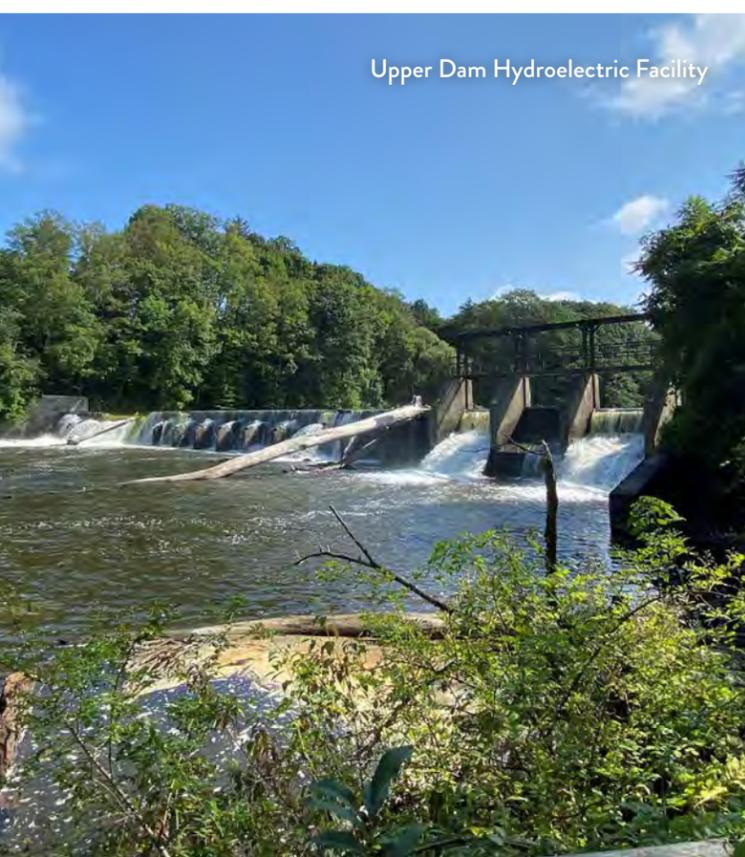
Big Lots Plaza



1079 - 1097 Route 29



2536 State Route 40



Upper Dam Hydroelectric Facility

### Big Lots Plaza

Big Lots Plaza is located at 1251 State Route 29 (Parcel No. 229.-1-27.2) and is notable in its size (over 15 acres) and location along the border of the Village. The plaza was previously a well-frequented commercial shopping center with a Grand Union Supermarket (prior to the development of the current Hannaford supermarket) and KMart. While the building on the property is still largely occupied, the site is underutilized, with a large, paved parking lot occupying most of the property. The property owner has been actively advertising a land lease on the site and is interested in bringing in additional commercial activity.

### 1079 - 1097 Route 29

The 1079-1097 Route 29 strategic site comprises seven separate parcels under current ownership that surround the Greenwich Ford business at the Route 29/Route 40 gateway. The combined site totals approximately 15 acres and is unique in its shared ownership and development potential. The majority of the site is currently vacant, with three active uses on the site: two residences, and the Middle Falls Post Office. The subcommittee selected this property as a strategic site given its size, development potential, and key location, as well as the property owner's interest in developing the site.

### 2536 State Route 40

The property at 2536 State Route 40 (Parcel No. 228.-3-8) totals 7.8 acres and is currently listed for sale. The site contains one residential structure in the rear portion of the property. The strategic site offers the opportunity to explore mixed-use development along a well-traveled corridor and adjacent to the Hannaford supermarket plaza.

### WATERFRONT

With much of the Village's waterfront frontage split between narrow parcels and multiple property owners, the waterfront subcommittee identified strategic sites in this focus area based on their size, their potential to provide key connections needed to carry out the waterfront greenway vision, and the property owner's openness to potential future public access. A description of the five strategic sites identified by the waterfront subcommittee is provided below.

### Upper Dam Hydroelectric Facility

The Upper Dam Hydroelectric facility comprises the property located at 40 Rock Street (Parcel No. 237.6-2-4.1). The five-acre property is occupied by the hydroelectric facility, which is not currently operational and also includes an island in the Battenkill. The property abuts Rock Street Park and is largely vacant, with only two buildings located at the southern end of the site. Given the property's location and the hydroelectric facility's currently re-licensure application, the site presents an opportunity to increase public access to the waterfront.

### Island

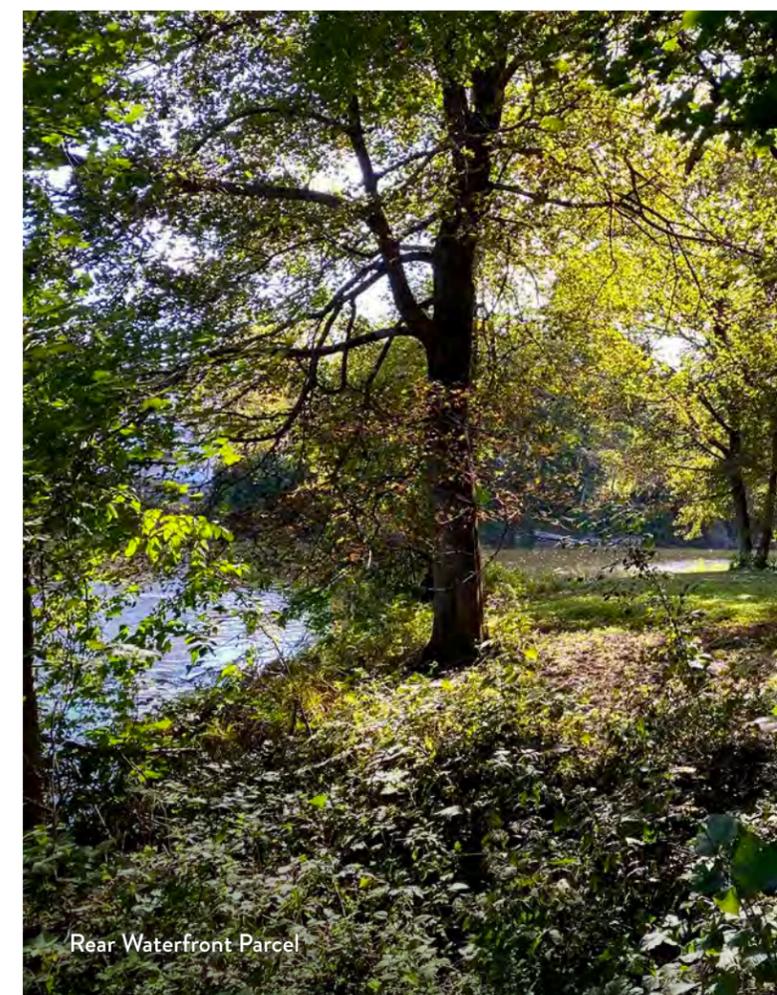
This strategic site is the island included in the 73 Main Street (Parcel No. 237.5-4-32) property. In addition to the islands associated with the Upper Dam hydroelectric facility property, this is the only other island in the study area. Currently vacant, the waterfront committee was interested in exploring access to and through the island as an alternate means of connecting the two sides of the river.

### Rear Waterfront Parcel

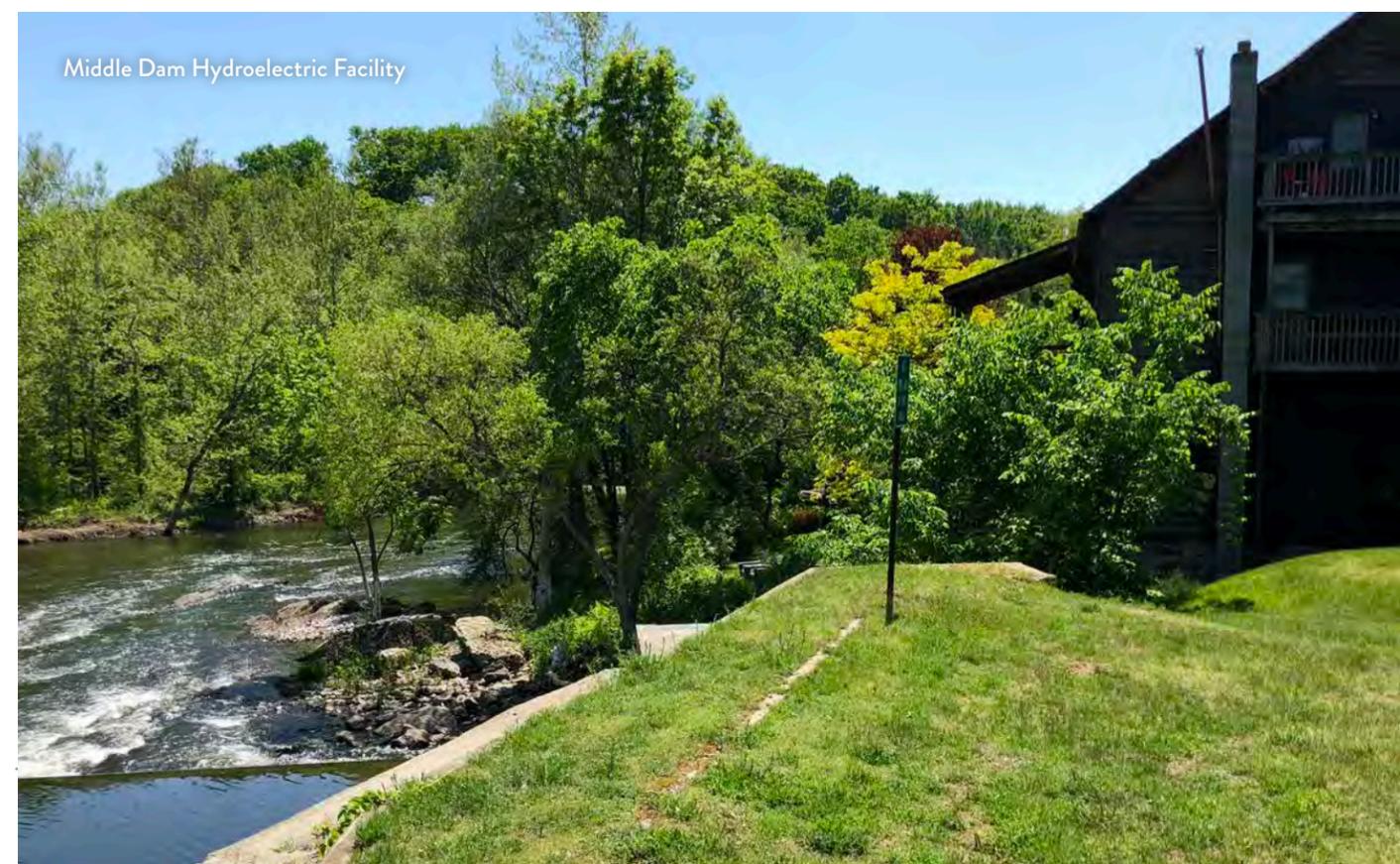
The rear waterfront parcel strategic site is unique in that it contains no street frontage and over 300 feet of waterfront frontage. The property is undeveloped and strategically located between the USPS (one of the few publicly owned properties in the study area) and the Island strategic site. This strategic site has minimal development potential, given its lack of street frontage, low elevation relative to the base flood elevation, and presence of wetlands/wetland adjacent areas, but presents a unique opportunity for waterfront access in the development of a waterfront greenway.

### Middle Dam Hydroelectric Facility

The Middle Dam Hydroelectric strategic site is located in Mill Hollow on Parcel No. 237.5-5-14.1. The waterfront parcel is entirely vacant, with all of the hydroelectric facility's buildings and equipment located on leased property on the other side of the Battenkill. The site, with the adjacent Village-owned property, was envisioned to be improved with a waterfront park in the 2019 Main Street Streetscape Plan. Similar to the Upper Dam Hydroelectric facility, the Middle Dam facility is in the process of being re-licensed, offering a timely opportunity to have a say in the site's future.



Rear Waterfront Parcel



Middle Dam Hydroelectric Facility



Village Hall

**Main Care Energy**

Parcel No. 237.5-6-21 is located at the terminus of Elbow Street and includes over 1,200 feet of waterfront. Only a small portion of the property is occupied by gas storage tanks associated with Main Care Energy, which has several locations along or near the Battenkill Rail in the study area. The site is constrained by the presence of wetlands and the floodplain, making it unlikely that existing industrial operations located could expand. The site represents a key location as a waterfront connection between Mill Hollow and the Dunbarton Mill.

**ADDITIONAL STRATEGIC SITES**

The Advisory Committee identified strategic sites by ranking abandoned, vacant, underutilized, and brownfield sites through an online survey. Prioritized sites were generally those with active private or public sector interest and/or unique historic character or location.

**VILLAGE HALL**

The Village Hall (6 Academy Street; Parcel No. 237.5-3-1) was identified as a strategic site given its historic nature, its public ownership, its (critical) deteriorating condition, and the planning momentum and progress of the Village Hall Task Force and Building Conditions Report. As part of the Village Hall Task Force’s work, they conducted a public survey to gauge public interest in the site’s revitalization: 74% of respondents “strongly agree” that the building is important and should be restored and revitalized.

**BATTENKILL RAILROAD**

The Battenkill Railroad strategic site (Parcel No 237.5-6-8) extends across multiple blocks in the study area running from the study area’s western edge to the Battenkill. In addition to the train tracks, the strategic site includes the railyard located south of Washington Street between Elbow and Bleeker Streets, as well as the former train depot that currently houses the Battenkill Railroad offices. Given the area it covers, the railroad property is a notable fixture in the study area. The strategic site offers an opportunity to envision its future role in the community, while also highlighting the significance of its continued operation.

**1-5 CABEL STREET**

The 1-5 Cabel Street site (Parcel Nos. 237.5-5-11 and 237.5-5-12) was identified as a strategic site given its location in the Village’s Mill Hollow neighborhood and its common ownership. Mill Hollow was identified as a strategic area in both the 2009 Vision Plan and 2019 Streetscape Plan, reflecting ongoing community interest in seeing its revitalization. These two dilapidated properties are currently for sale and there is private property owner interest in purchasing the two sites, bringing them under common ownership. The buildings both have significant structural damage requiring substantial investment prior to reoccupancy.



Battenkill Railroad



1-5 Cable Street

**57 – 69 MAIN STREET**

This strategic site includes three adjacent parcels (Parcel Nos. 237.5-4-33, 237.5-4-34, and 237.5-4-35) that are under common ownership. The site occupies a prime Village Main Street location with over 180 feet of frontage across from the recently renovated Wallie’s restaurant. Existing uses on the site include a vacant lot, a vacant former commercial building, and an underutilized multi-tenant commercial building. The 67-69 Main Street building will be receiving funding for building improvements as part of a 2021 CDBG Main Street grant awarded to the Village of Greenwich.

**BRIDGE & MAIN PROPERTY**

The property at the southwest corner of Bridge and Main Streets (Parcel No. 237.5-5-8) was identified as a strategic site given its largely vacant condition and location between the southern terminus of Main Street and Mill Hollow. The property contains one barn that is used for storage, so has no active, public-or consumer-oriented uses, despite its prominent location. The existing barn offers opportunities for adaptive reuse to spotlight the agricultural backbone of the greater Town. The property owner also expressed a willingness to exploring potential opportunities for the site’s revitalization.



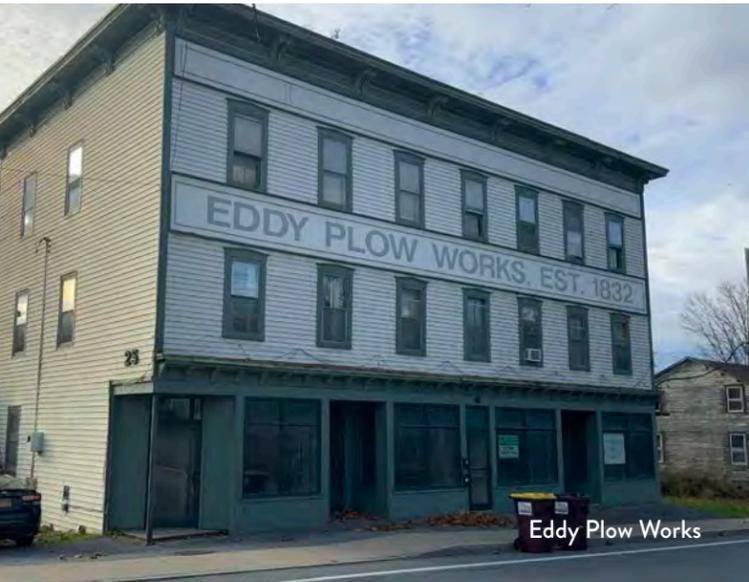
57-69 Main Street



Bridge Main Property

### EDDY PLOW WORKS

The Eddy Plow Works strategic site includes the former Eddy Plow Works building at 25 Eddy Street (Parcel No. 237.10-1-4) and the neighboring dilapidated former residential building at 17 Eddy Street (Parcel No. 237.10-1-3). The site was selected for its gateway location at the Village's eastern entry, size (over 7 acres), waterfront frontage on both the Battenkill and Fly Creek, historic character, and recent purchase. The late 1900s building, which originally housed the Eddy Plow Works company, was partially renovated and currently includes apartments with



portions of the building unfinished. Battenkill Hydro leases a portion of the property, and their Middle Dam hydroelectric facility is on the property. The property was sold in early 2022. The neighboring abandoned 17 Eddy Street property is included within this strategic site, as the two sites offer additional revitalization opportunities when combined.

### 9 ELBOW STREET

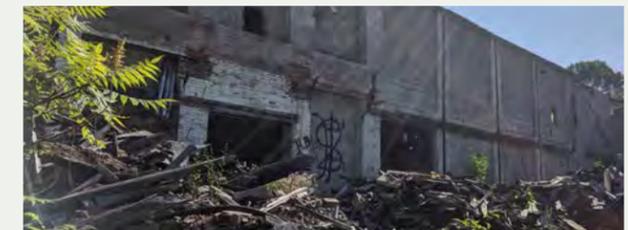
This strategic site comprises Parcel No. 237.5-6-19. While only 0.3 acres, the site is notable for the structure on the site and its location adjacent to the Battenkill Railyard. Currently used for storage for a business located off-site, the property owner is open to exploring the site's revitalization potential. The Advisory Committee selected the site because of its key location at the railyard and between the Dunbarton Mill property and Mill Hollow neighborhood. The site presents an opportunity to serve as a node and to highlight the railyard and Battenkill Rail's local history.

### BUILDING INVENTORY

A building inventory of the existing structures found on the strategic sites is included in the building inventory map and site profiles in **Appendix 5**. The purpose of the inventory is to better understand the built environment in the BOA and to help inform recommendations around reuse, redevelopment, and new development.



**THE DUNBARTON MILL** site is one of the key strategic sites in the study area. The abandoned, former industrial property contains several buildings in varying states of disrepair, including several buildings that have collapsed. Structural engineers from Chazen, A LaBella Company conducted a Limited Structural Stability Assessment of the buildings on the site in June 2021, which found that several of the site buildings are in unstable and unsafe condition and that demolition of these structures should be considered. If reuse of any of these structures is desired, temporary shoring is recommended to minimize the potential for the buildings to collapse (refer to Appendix 6 for full report). Based on the findings of the Limited Structural Stability Assessment, in August 2021 the Village Board of Trustees determined that the buildings are unstable, dangerous, and/or unsafe as defined by Local Law and ordered that the property owner begin all necessary alterations or demolish on-site buildings by December 1, 2021 and that the site be secured with "No Trespassing" signs to prevent public entry onto the site.





The Revitalization Strategy and Master Plan described in this section builds upon the vision statement, while addressing the key findings, challenges, and opportunities that emerged from the extensive inventory and analysis of economic and physical conditions.

# SECTION 4

# Revitalization Strategy and Master Plan

The Revitalization Strategy and Master Plan focuses on strategies to achieve the Plan goals:

- Preserve community character
- Increase walkability
- Increase and diversify recreational offerings
- Increase connectivity & accessibility to the waterfront
- Encourage a greater diversity of housing
- Beautify neighborhood gateways
- Promote infill development on key sites
- Ensure adequate parking, infrastructure, and services
- Increase local tourism
- Expand the local tax base

The Master Plan includes recommended development and capital projects specifically designed to achieve the Plan's vision and goals. The balance of this section describes these projects, as well as supporting programs and policies. This section is organized according to the following major categories:

-  **Reimagining Vacant & Underutilized Sites**
-  **Highlighting the Waterfront**
-  **Enhancing Connections**



## 4.1 REIMAGINING VACANT & UNDERUTILIZED SITES

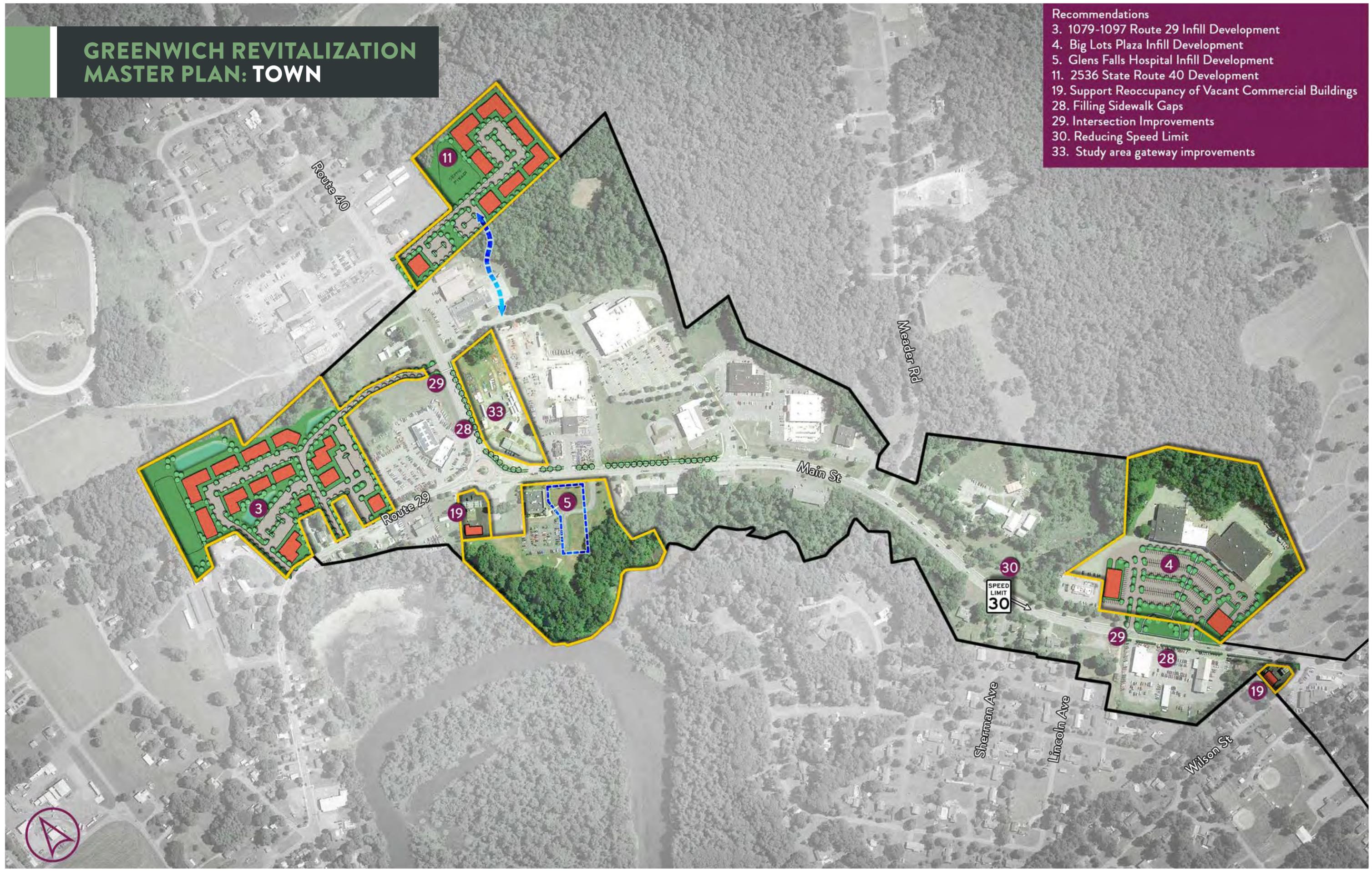
Infill development is the development or redevelopment of land that has been bypassed, remained vacant, and or is underutilized as a result of the continuing development process. Infill development can occur anywhere that a parcel of land is underutilized compared to the surrounding land use activities. Developing on vacant or underutilized sites can address the needs of the community, providing needed housing, retail and community services, and filling gaps in the landscape.

Closely related to infill development is the concept of adaptive reuse. While infill development focuses on the development of underutilized land or parcels, adaptive reuse more often addresses the issues of existing building design and building use. Implementation of both infill development and adaptive reuse can strengthen community function through the efficient use of existing infrastructure and buildings.

The Master Plan recommends mixed-use infill redevelopment and adaptive reuse on key sites along Main Street/Route 29 and the redevelopment of the former Dunbarton Mill site, combined with a series of programmatic and policy changes to ensure development that is in keeping with the existing community character. It should be noted that the recommendation for these key sites reflect a vision for their activation and do not reflect actual proposed projects. In all instances, the consultant team and/or Advisory Committee communicated with the private property owners prior to developing a vision for their sites.

# GREENWICH REVITALIZATION MASTER PLAN: TOWN

- Recommendations
- 3. 1079-1097 Route 29 Infill Development
  - 4. Big Lots Plaza Infill Development
  - 5. Glens Falls Hospital Infill Development
  - 11. 2536 State Route 40 Development
  - 19. Support Reoccupancy of Vacant Commercial Buildings
  - 28. Filling Sidewalk Gaps
  - 29. Intersection Improvements
  - 30. Reducing Speed Limit
  - 33. Study area gateway improvements



# GREENWICH REVITALIZATION MASTER PLAN: VILLAGE

- Recommendations**
1. 57-69 Main Street Infill Development
  2. Bridge & Main Infill Development
  6. Dunbarton Mill Development
  7. Village Hall Rehabilitation & Activation
  8. Mill Hollow Rehabilitation & Activation
  9. 9 Elbow Activation
  10. Eddy Plow Activation
  20. Enhance & Expand Rock Street Park
  21. Develop a Dog Park
  22. Mill Hollow Park
  23. Mill Hollow Boat Launch
  24. Waterfront Greenway
  25. Island Connections
  31. Implement Main Street Streetscape Plan Improvements
  32. Recreational Rail Use



**MAIN STREET/ROUTE 29 INFILL SITES**

Main Street/Route 29 is the central spine and most heavily travelled roadway in the study area. Infill development and revitalization along this segment would result in the most visibly impactful change to locals and those passing through. Five key sites along Main Street/Route 29 were identified for infill development or revitalization.

**RECOMMENDATION 1: 57 – 69 MAIN STREET**

The properties at 57 – 69 Main Street are a key redevelopment site given their current underutilized/vacant condition, common ownership, and important location across from the recently completed Wallie’s restaurant renovation. This site represents one of the few opportunities for mixed-use infill development in the downtown core

and should, similar to the Wallie’s restaurant renovation, be redeveloped in a manner that is consistent with the surrounding historic architectural context. This site represents an important transition location between the high traffic generating western end of the Village’s Main Street and the lower density eastern end of the corridor. New development with a mix of ground floor commercial and upper floor residential would fill a gap in the streetscape, bring activity to the street through both additional residents and businesses and architectural elements like high transparency storefronts. The site’s redevelopment could take the form of infill development combined with the adaptive reuse of 67-69 Main Street, supported through the recent CDBG Main Street grant award.



**POTENTIAL DESIGN GUIDELINE COMPONENTS**

- 1 Ground Floor Transparency
- 2 Varied Roofline
- 3 Context-Sensitive Lighting And Signage
- 4 Regularly Spaced Upper Floor Windows
- 5 Sturdy Canvas Awnings

**RECOMMENDATION 2: BRIDGE & MAIN PROPERTY**

The property at the southwest corner of Bridge and Main Streets is located at a key gateway location in the Village and also proximate to the current Argyle Brewing Company – a key activity node and the envisioned Mill Hollow revitalization. The existing barn on the property highlights the agricultural character of the community and could be reactivated with a commercial or community use that is complementary to the brewery. The remainder of the site is envisioned for public surface parking, with screening to ensure a visually appealing entry into the Village’s Main Street corridor.

**RECOMMENDATION 3: 1079 – 1097 ROUTE 29**

The 1079-1097 Route 29 strategic site offers a unique opportunity to develop a significant amount of residential development to satisfy projected Town-wide need in a developed area in close proximity to a supermarket and other commercial amenities. Opportunities for potential infill development were explored with the Advisory Committee, in consideration of site constraints. The Master Plan envisions the site improved with a mixed-use development with 122 residential units in the rear and 24,000 SF of retail along Route 29. The residential

component would be setback from the roadway and is envisioned to take the form of two-story townhome/condominium-type developments. The Master Plan envisions an internal access loop connecting Routes 29 and 40. In conjunction with any infill development on the site, plantings and designated sidewalks in some interior locations are also envisioned to break up the expansive pavement. Realizing the Master Plan vision for the site would require extending water infrastructure to the site; absent this infrastructure, development at the scale envisioned in the Master Plan would not be feasible. Access to the site must also be carefully studied to ensure vehicular and pedestrian safety, particularly in consideration of site lines entering and exiting the site’s Route 29 frontage.

**RECOMMENDATION 4: BIG LOTS PLAZA**

Big Lots Plaza totals over 15 acres at a key location along the Village/Town municipal line. While the approximately 120,000-SF shopping center is largely occupied by existing tenants, the 1975 building is in true suburban form, situated in the rear of the property separated from the roadway by a large, underutilized parking lot with no pedestrian amenities. Due to the highly visible nature of the site, it is critical to improve the overall aesthetics and to improve its pedestrian accessibility to the surrounding residential community.



Opportunities for potential infill development were explored with the Advisory Committee and discussed with the property owner to identify site constraints and requirements; notably, the lease terms of the existing tenants that restrict new buildings from blocking sight lines from Route 29 limit the areas on the site that could be used for infill development. The property owner is actively advertising a one-acre land lease at the southeast corner of the property, which offers the opportunity for additional development closer to the street line. Opportunities for additional infill development on the northern portion of the site should also be considered by the property owner. In conjunction with any infill development on the site,



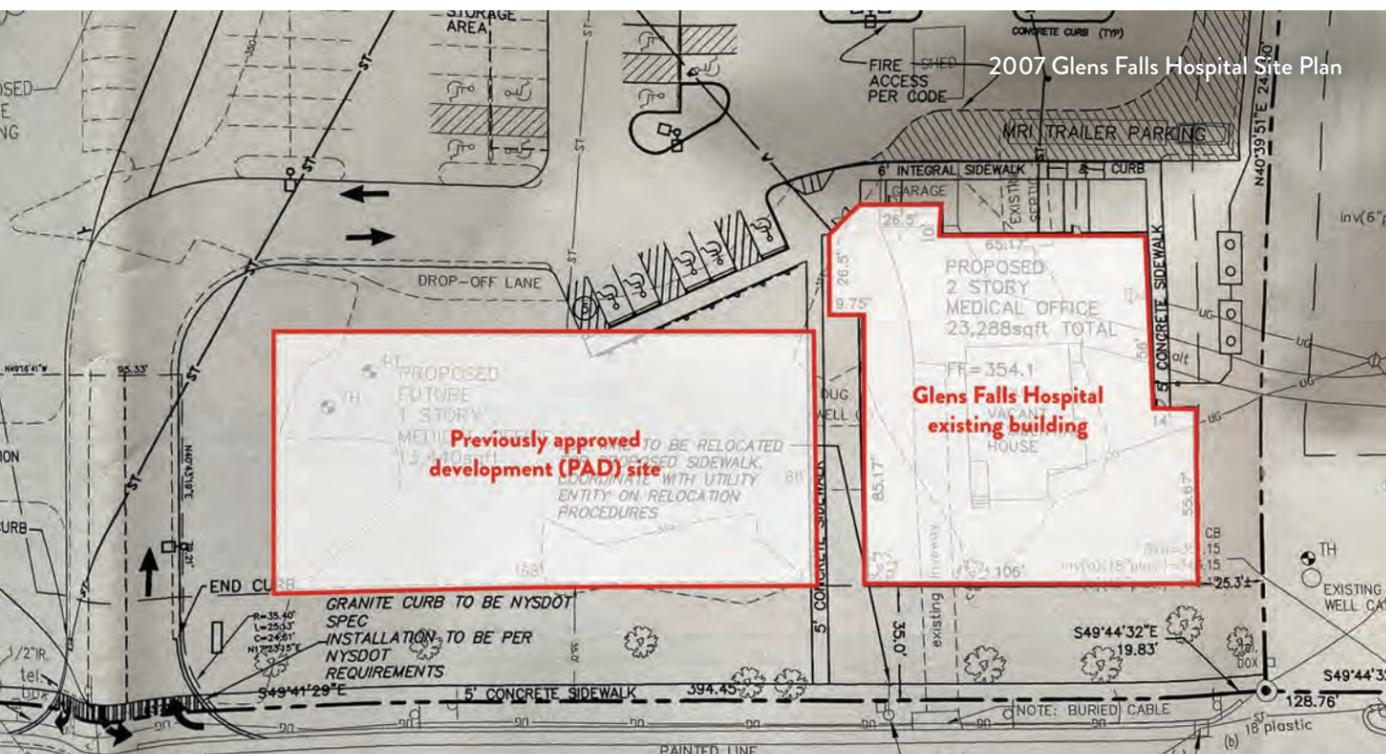
Landscaped parking lots can enhance the aesthetics, provide shade protection and pedestrian refuge, and reduce impervious surfaces.

plantings and designated sidewalks in some interior locations are also envisioned to break up the expansive pavement. In conjunction with this vision for the site's redevelopment, the Town should consider revisiting current zoning parking regulations, given the underutilized nature of the parking lot.

#### RECOMMENDATION 5: GLENS FALLS HOSPITAL

The Glens Falls Hospital site was developed pursuant to a 2007 site plan review that envisioned two structures on the site. As part of the Revitalization Plan process, the Advisory Committee and project team coordinated with the property owner to discuss the viability of the original 2007 development plan. The property owner indicated they have no plans to develop the Previously Approved Development (PAD) site and want to ensure visual access to the existing Glens Falls Hospital building is maintained.

The Advisory Committee imagines infill development in keeping with the greater vision for the corridor. The development potential of the site was reviewed by the project team and it was determined that the site could accommodate an approximately 6,500-SF building, while ensuring unobstructed views of the existing site building and providing sufficient additional parking. The Advisory Committee envisions a multi-story building that is in context with the existing site building (in both height and building placement) and includes complementary uses, such as senior housing and/or medical office space.



#### RECOMMENDATION 6: DUNBARTON MILL

The Dunbarton Mill site was identified as a key site by the Village at the onset of the planning effort. Developing a vision for redevelopment involved a detailed process of analysis and precedent review with input from the Dunbarton Subcommittee and Advisory Committee, as well as developer feedback and public comment. A series of concepts were developed, with options tested against market conditions, resulting in a preferred concept.

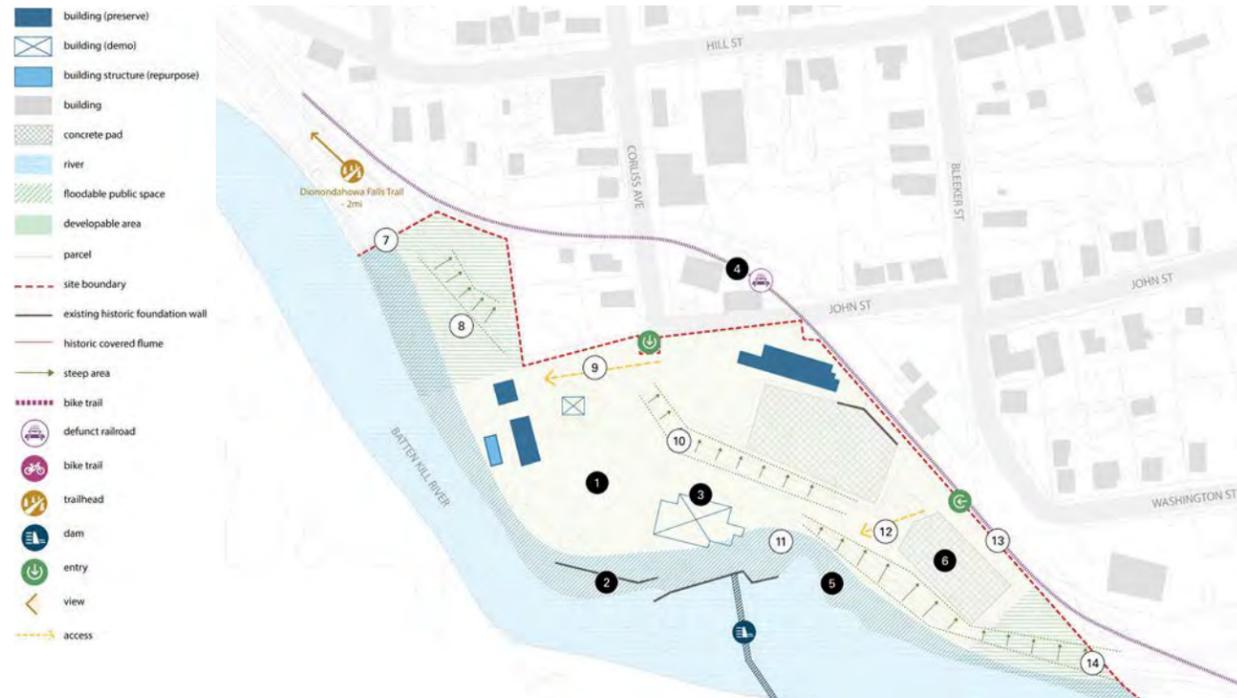


The Dunbarton site vision includes repurposing the former flax store/storage building (right) into a food & beverage use with outdoor dining incorporated into the skeleton of the former lumber storage building (left)

## OPPORTUNITIES & CONSTRAINTS

The nine-acre Dunbarton Mill site's unique opportunities and constraints were evaluated to inform the concept plan development. The site's topography creates two primary development areas: a lower, flat area (1) and an upper area with existing concrete pads (6), forming natural divisions to inform programming. The site features breathtaking views of the Battenkill and Lower Dam (2), as well as a unique internal water feature in the form of a historic covered flume (3). The floodzone lining the water's edge represents an opportunity to create floodable public space (5), while the underutilized rail lining the landward side of the parcel is an opportunity for improved connectivity through recreation uses (4; see also Recommendation #32).

While large in size, the site includes several development constraints. The northwest and southwest ends of the site abut privately owned parcels (7, 13), limiting access to large sections of the site (8, 14). As a result, there are only two access points to the site currently (9, 12). Beyond these areas, the steep areas along the site's central spine (10) combined with the floodplain on the water's edge (11) reduces the area that could feasibly accommodate new development.



## GUIDING PRINCIPLES



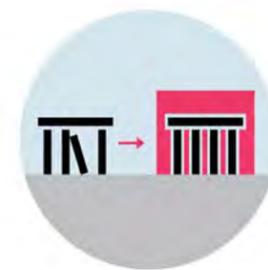
elevation shift



waterfront/floodable zone



preserve view corridor



historic preservation



## SITE PROGRAMMING

The Project Team developed guiding principles for the site's redevelopment that influenced and supported the programming scheme identified. The site's elevation shifts offer opportunities to create various programming and activity zones, with residential uses envisioned for the site's upper level and a mix of commercial, cultural, and recreational uses located at the site's lower level. The waterfront/floodable zone was designated as a public access area. Opportunities for view corridors, particularly to the Lower Dam, informed building placement. Opportunities to incorporate existing historic structures on the site were identified as a site priority.

## CONCEPT PLAN DEVELOPMENT

Two preliminary concept test-fits were developed to determine the site's development potential. The two programs were evaluated by the Dunbarton Subcommittee, Advisory Committee, developers, and the public. Feedback

from this outreach, combined with additional market research, helped inform the final concept plan, shown on following pages. The preferred concept reflects a vision of potential uses and programmed spaces on the site and is intended to inform future zoning updates and a future site RFP. While the exact mix of uses will be determined in the future, in consideration of market demands, the future site development would support the identified site guiding principles, provide public waterfront access, and support a mix of uses.

## FINAL CONCEPT PLAN

The final concept plan envisions the site re-activated with a mix of uses. Also key to the site's redevelopment vision is the riverfront trail and expanded recreation opportunities along the waterfront. The final concept plan is presented on the following pages, along with a description of the key plan components.

**CO-HOUSING**

- 36 units
- 900 SF per unit
- 5000 SF Community space
- 50 parking spots

**HOTEL**

- 30 units
- 400 SF per unit
- 15 parking spots

**FOOD & BEVERAGE**

- 5,000 SF total
- 25 parking spots

**RECREATIONAL**

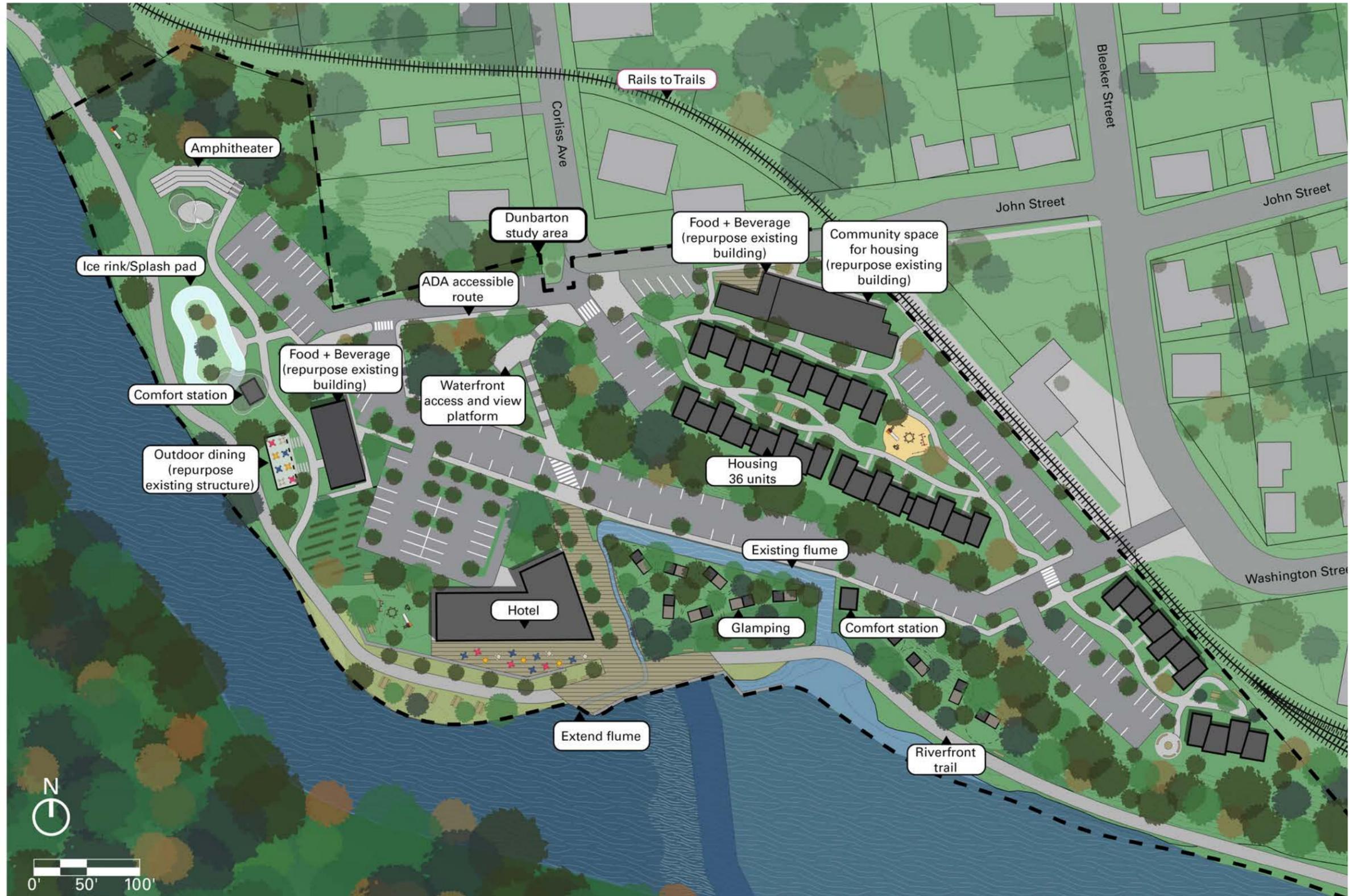
- 20,000 - 30,000 SF
- Public parking

**AMPHITHEATER**

- 100-150 capacity
- Public parking

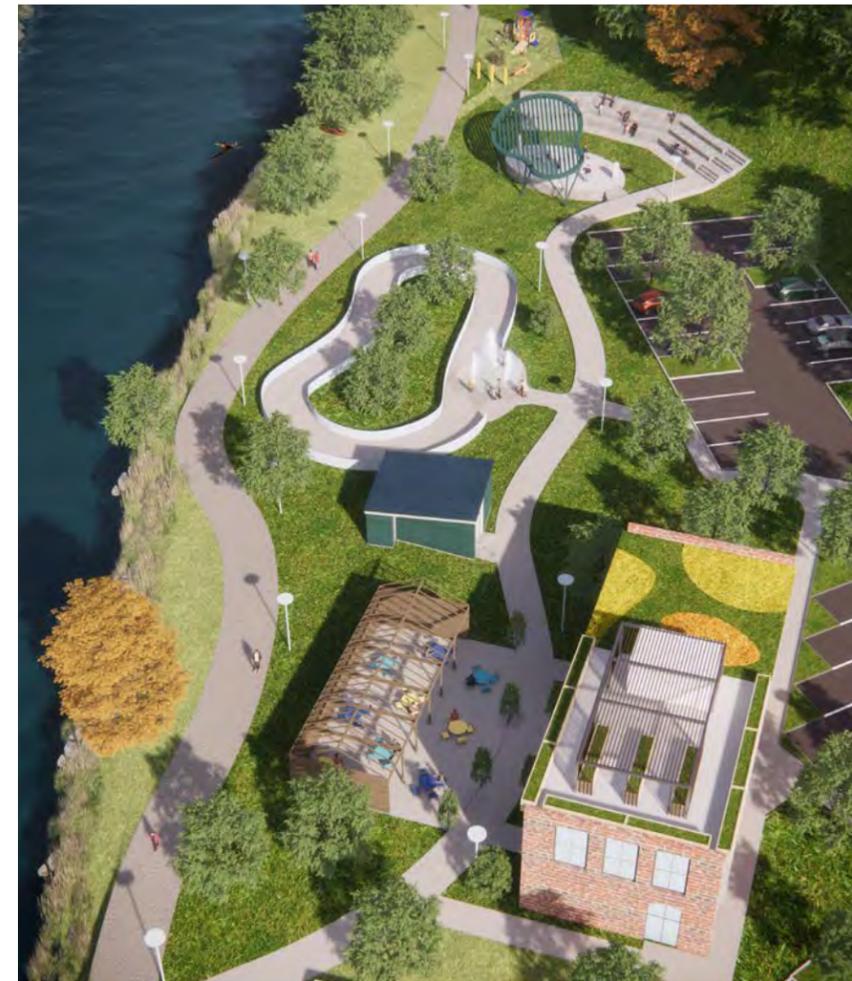
**Public Parking**

- 50 parking spots





The upper level housing vision includes 36 co-housing units with complementary community space and a neighborhood scale café or market in a repurposed existing building.



The existing flax storage building, one of the few potentially salvageable structures on the site, is envisioned for adaptive reuse as a destination restaurant, brewery, or similar use, with opportunities to incorporate a green roof and other sustainable design elements. The adjacent remnants of the former lumber storage building are envisioned converted to an outdoor dining area. The northwest portion of the site, which is constrained by limited access and steep slopes, is envisioned to be developed with a public amphitheater, offering hillside seating to watch performances with the Battenkill serving as a backdrop.



The lower level vision of the site includes a small-scale boutique hotel and waterfront glamping, separated by an open pedestrian access and visual corridor to the Lower Dam.

## ADDITIONAL SITE REVITALIZATION RECOMMENDATIONS

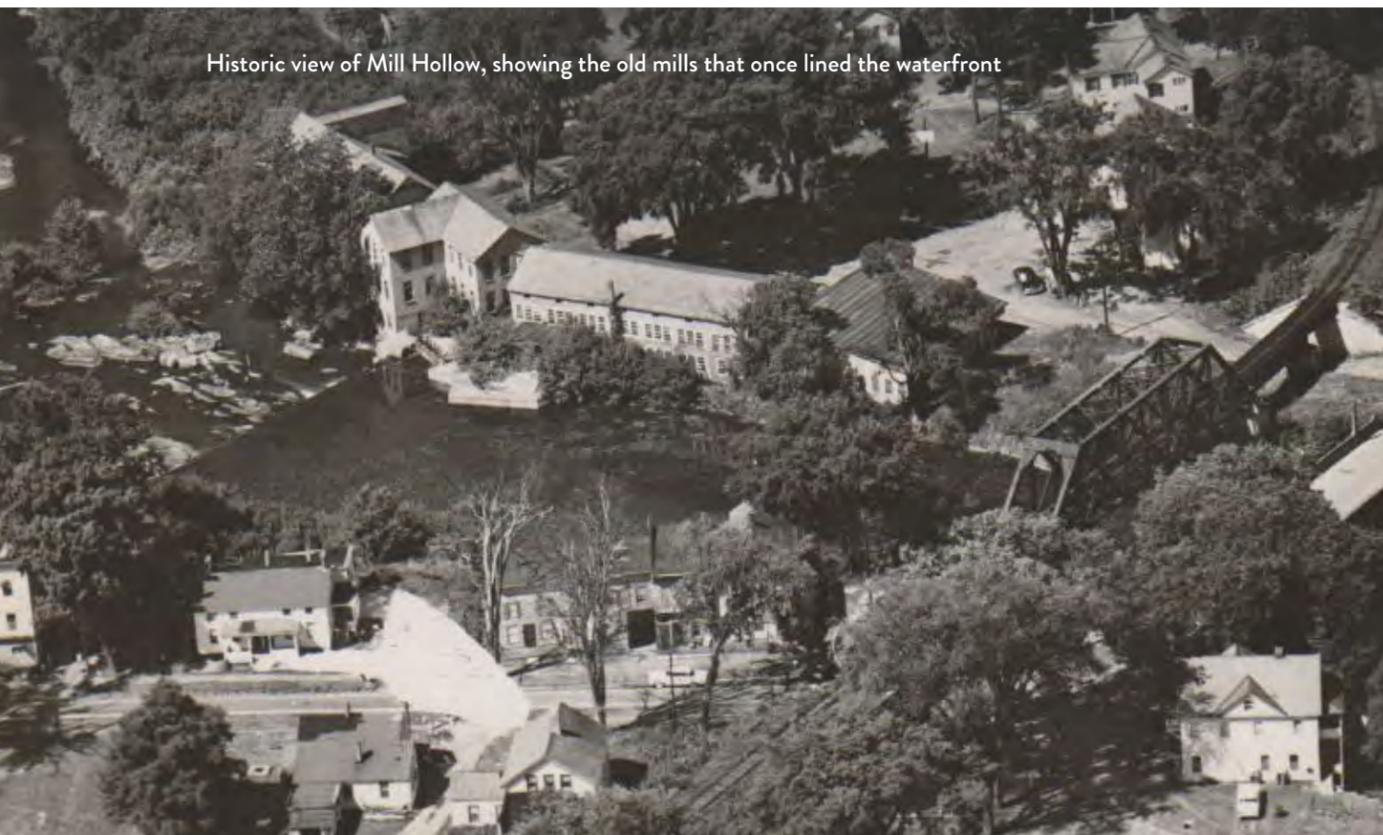
In addition to the recommendations identified above, there are several additional strategic, underutilized sites that the Master Plans envisions revitalized to activate the properties. The vision for these sites is described below.

- **Recommendation 7: Village Hall:** With the Building Conditions Report of Village Hall nearing completion, the Village should reconvene the Village Hall Task Force to move forward with plans for the building's rehabilitation and activation. The Village Hall Task Force's building visioning survey identified increasing public use and access as a key priority for the site's improvement.
- **Recommendation 8: Mill Hollow:** Mill Hollow is a unique node in the Village, easily accessible to the downtown, while separated from the traffic of Main Street, centered around a public green space, and with unique views of the Battenkill waterfront and Middle Dam. There are several vacant properties that line the central green that the Master Plan envisions rehabilitated and reoccupied with rental housing and potential other complementary uses.

### Top Ten Potential Building Uses Identified in the Village Hall Visioning Survey:

1. Youth Center
2. Food Pantry
3. Senior Center
4. Commercial Kitchen
5. Performance/Theater Space
6. Community Center
7. Internet Access/Cafe
8. Farmers Market
9. Small Group Meeting Space
10. Transportation Non-Profit

- **Recommendation 9: 9 Elbow Property:** The 9 Elbow Property is unique in its location adjacent to the Battenkill Railyard, while not being a part of the rail operation. The building is currently used for storage and could be revitalized to activate the space and highlight the rail. Potential uses could include artist or makerspace to serve existing residents and potential new residents at the Dunbarton Mill site and the revitalized Mill Hollow properties, serving as a central hub for these two areas of the Village. Any future site activation must be coordinated with the neighboring Battenkill Rail to minimize impacts to the rail's daily operations.
- **Recommendation 10: Eddy Plow:** The Eddy Plow Works building is envisioned to be reactivated with a mix of uses, a vision that is currently being pursued by the new property owner. To support the mix of uses envisioned for the site, it is recommended that the adjacent 17 Eddy Street be improved with accessory parking. The large, waterfront site is also envisioned to provide waterfront access to both the Battenkill and Fly Creek, including portage opportunities around the Middle Dam and potential other opportunities for public recreation.



Historic view of Mill Hollow, showing the old mills that once lined the waterfront

- Recommendation 11: 2536 State Route 40:** This strategic site presents an opportunity to develop a mix of uses in proximity to complementary amenities (e.g., a grocery store and medical facilities). Given the site's "flag lot" dimensions (narrower street frontage and wider rear section), access from Route 40 is limited and the potential to create an internal roadway connector between the Hannaford supermarket and the rear of the 2536 State Route 40 site should be explored. The Master Plan envisions the site's Route 40 frontage improved with up to 14,000 SF of commercial use, with the rear of the property improved with 106 residential units. Any future development on the site must also consider the natural constraints of underlying soils and potential wetlands located on or adjacent to select areas of the parcel.

## PROGRAMS & POLICIES

### RECOMMENDATION 12: ESTABLISH A VILLAGE PLANNING BOARD

Currently, special use permits in the Village are reviewed and issued by the Zoning Board of Appeals and there is no Planning Board in the Village. Forming a Planning Board appointed by the Board of Trustees would allow for a dedicated group of citizens to evaluate development proposals for consistency with the Revitalization Plan and long-range community goals. In municipalities with more robust land use regulations, the Planning Board is typically responsible for reviewing special use permits and site plans. An additional benefit of a Planning Board independent from the Board of Trustees is that many long-range planning decisions would be isolated from the day-to-day politics of governance. Unlike the Board of Trustees, a Planning Board consists of appointed members who take their positions on a staggered basis. This prevents elected officials from having undue immediate impact on the Planning Board and affords the Planning Board an air of impartiality.

### RECOMMENDATION 13: ENCOURAGE HIGH QUALITY, CONTEXT SENSITIVE URBAN DESIGN FOR NEW CONSTRUCTION AND DEVELOPMENT

The recommended infill development should meet the community identified goals of preserving character and improving walkability. While the Town zoning code includes design standards and site plan review to ensure development that is in context with the character of the community, the Village's zoning code does not currently include such stop-gaps, leaving it open to out of context development.

Design guidelines are one tool used by communities to regulate the form and appearance of development. These may be mandatory or can be merely guiding principles, depending on how tightly the municipality wants to influence the development patterns. A set of published guidelines can also help alert developers to the Village's expectations, which can make the review process more efficient. Different kinds of design guidelines may be implemented.

- Site Standards:** These focus on site standards like landscaping, signage, and parking. Site standards can include improved signage controls, awnings, and appropriate curbscut spacing.
- Architecture/Façade Standards:** These standards can ensure that the appearance or form of new buildings complements the existing character of the community. This can be achieved by controlling the size of windows, façade materials, rooflines, and other architectural features.

The Village is in the process of developing site standards for the Main Street core and should consider developing architectural/façade standards, as well. Potential architectural/façade design guideline components are illustrated in the **Recommendation #1** graphic.

### RECOMMENDATION 14: PRIORITIZE EXTENDING WATER AND SEWER INFRASTRUCTURE TO KEY SITES

The presence of water and sewer infrastructure is a key driver to development. Both the Village and Town acknowledge this and have been actively pursuing funding and studying infrastructure expansions. The Village and Town should continue to prioritize extending water and sewer to areas where additional development is envisioned (e.g., strategic sites). Potential funding sources for water and sewer extension studies and construction are identified in the Implementation Matrix.

### RECOMMENDATION 15: CONSIDER ZONING UPDATES TO ALLOW ADDITIONAL RESIDENTIAL DEVELOPMENT IN THE TOWN

The residential market analysis identified the potential demand for an additional 400 housing units in the Town of Greenwich. While multi-family housing is permitted in the Commercial district with no minimum lot size, it is restricted to one unit per 20,000 SF in the HMU district that is mapped on a portion of the corridor. The Town should consider increasing the permitted multi-family housing density and/or establishing an overlay district to increase the residential development potential along and adjacent to the corridor.

### RECOMMENDATION 16: PROMOTE AND ENCOURAGE A GREATER VARIETY OF HOUSING

Existing and new residents should have access to a diversity of housing options that cater to a broad demographics, including young professionals, young families, empty-nesters, and age-in-place seniors. Greenwich's senior population deserves the opportunity to age-in-place within their community, which requires new housing alternatives in close proximity to services such as pharmacies, groceries,



health care, and social services. The creation of senior housing has the added benefit of opening up larger homes for reoccupancy. There is also a need for additional housing units at a range of income levels; this represents an opportunity to encourage mixed-income housing, a model that was cited as being highly successful locally by stakeholders at the developer forum. A variety of grant funding opportunities are available to support affordable, senior, and workforce housing, which should be supported and pursued by the Village and Town.

**RECOMMENDATION 17:  
PROMOTE GREENWICH AS A DESTINATION**

Increasing tourism and visitation in Greenwich will be key to support existing and future businesses and any potential hotel on the Dunbarton site. Greenwich is strategically located within a short drive of tourist destination in Vermont, Saratoga Springs, and Lake George and should enhance and expand its marketing and outreach efforts to increase awareness of Greenwich's offerings. Local and County events like the Lighted Tractor Parade, Tour de Battenkill, the Washington County Cheese Tour, Fiber Tour, and Washington County Fair are large attractions that bring people to Greenwich. In addition to several of the recommendations that will work towards this goal (e.g., wayfinding, highlighting the Battenkill, and the Rail Trail), the Village and Town should work closely with Washington County Tourism and event organizers to build on and support their efforts.

**RECOMMENDATION 18: SUPPORT ONGOING REVITALIZATION INITIATIVES**

The study area is home to a number of property owners undertaking independent revitalization initiatives. These businesses play a key role in creating activity, vibrancy, and catalyzing future development. For example, the owner of the former Wallie's undertook extensive renovations at

the long-shuttered restaurant, breathing new life into the building and Main Street. The Village was recently awarded CDBG Main Street funds to help partially fund additional Main Street building improvements, including the 67-69 Main Street property. While partially funded through the grant program, the private match funds represent significant private investment in building improvements. Recognizing these kinds of initiatives and their importance to the overall revitalization of the neighborhood, this plan recommends that the Village and Town of Greenwich proactively support and recognize property owners' redevelopment and expansion efforts by awarding them with a certificate, plaque of appreciation or similar commendation of their hard work. This gesture will not only recognize the recipients for their contribution to revitalizing downtown, and will also bring attention to the rest of the community of the improvements being made and perhaps incentivize others to do the same.

**RECOMMENDATION 19:  
SUPPORT REOCCUPANCY OF VACANT COMMERCIAL BUILDINGS**

Several vacant commercial buildings along Main Street were identified as part of the Inventory & Analysis and should be targeted for reoccupancy, given their highly visible location. These include the now vacant, former Cumberland Farms located at 1286 Route 29 and the now vacant, former car wash at 1116 Route 29. The Former Cumberland Farms property is currently being prepared for sale; the Master Plan envisions the existing building being reoccupied with a new commercial use. The need for a car wash locally was raised by the public during the visioning survey and public events; the Master Plan envisions the former car wash at 1116 Route 29 returning to active use. The Village and Town can work with the Greater Greenwich Chamber of Commerce on this initiative, recruiting new and existing businesses to occupy these vacant structures.



Incorporating hardscape elements at Rock Street Park could help address wet soil conditions and create new opportunities for waterfront access and connectivity to the waterfront greenway (Recommendation 24).



4.2  
**HIGHLIGHTING THE WATERFRONT**

Throughout the planning process, the community has expressed a desire to improve access to the Battenkill.

The Master Plan recommends a multi-faceted approach to highlighting the Battenkill waterfront, including enhancing and building off the one waterfront park in the study area (Rock Street Park), incorporating new types of waterfront open spaces to enhance underutilized areas, and showcasing the waterfront a vital part of local identity. As the Village moves forward with any of these recommendations, consideration must be given to not only their up-front development costs, but also long-term maintenance.

**ROCK STREET RECREATION HUB**

Rock Street Park is an underused existing waterfront park surrounded by several Village owned and underutilized properties. There are opportunities to establish Rock Street as a recreational hub, including improving and expanding Rock Street Park and developing a dog park.

**RECOMMENDATION 20: ENHANCE & EXPAND ROCK STREET PARK**

Feedback from community members suggests that enhancements to Rock Street Park should include addressing wet soil conditions that make much of the park unusable at certain times during the year, particularly the spring. There are also opportunities to expand Rock Street Park to the west to the underutilized portion of the adjacent hydroelectric operation parcel, providing additional space,

at higher elevation, for picnicking and recreating. This expansion would also better connect the enhanced park with the waterfront trail networks described below.

**RECOMMENDATION 21: DEVELOP A DOG PARK**

A dog park provides an area for dogs to exercise and play off-leash in a controlled environment. They are typically constructed with a fence, a double-gated entry, and benches for pet owners. Dog parks provide a gathering place for community members and activate an otherwise vacant space, which can be beneficial for the entire community. Dog parks are often located on underutilized or less visible parcels, thus bringing the benefit of increased interaction/activity, while minimizing potential negative impacts. The Master Plan recommends a dog park on a portion of a Village-owned parcel on Rock Street, across from the recommended expanded Rock Street Park.



The Village has assembled an Advisory Committee studying developing a Dog Park.





**MILL HOLLOW WATERFRONT ACCESS**

The Village’s Mill Hollow neighborhood was identified as an underutilized area with great potential, given its waterfront location in close proximity to the Village’s Main Street core. The Master Plan recommends new open space and waterfront access points in Mill Hollow to anchor the southeastern end of the Main Street corridor, drawing pedestrians south from the district core at Washington Square and Hill Street.

**RECOMMENDATION 22: MILL HOLLOW PARK**

The Master Plan envisions a 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 has been envisioned marking 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, it is recommended that streetscape improvements be implemented along both Mill and Cabel Streets, to further reinforce the connection to Main Street to the north and the Mill Hollow boat launch to the west.

The park is proposed to be located on existing Village-owned land, underutilized roadways, and two privately owned parcels along the waterfront. As discussed in greater detail in the “Implementation Strategy” section, it is recommended that the Village continue conversations with these property

owners to explore public access, as well as engaging neighboring property owners and residents along Mill and Cross Streets to build support.

**RECOMMENDATION 23: MILL HOLLOW BOAT LAUNCH**

While there is a signed public access to the Battenkill at the southern terminus of Cross Street, the Master Plan envisions the launch improved consistent with the Battenkill Conservancy’s vision for the site. The improved Mill Hollow Boat Launch’s improvement should be developed in concert with the Mill Hollow Park and streetscape improvements between, creating a well-marked and pleasing boat portage above and below the Middle Dam (refer to “Waterfront Greenway” recommendation, below).



**WATERFRONT CONNECTIVITY**

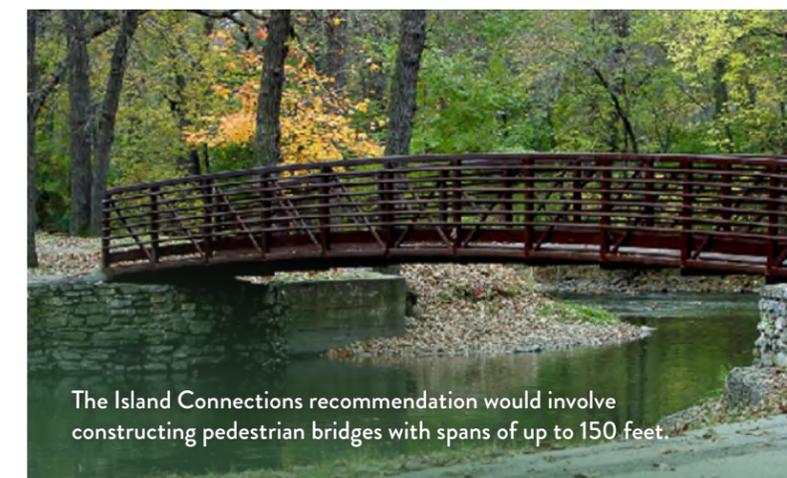
One of the key priorities identified for the waterfront by the Waterfront Subcommittee was connectivity, including both connections along the waterfront and to the waterfront. Two levels of connectivity are envisioned in the Master Plan: a waterfront greenway that spans from the Dunbarton Mill Site to the Rock Street recreation hub; and a series of island bridges that would connect the Battenkill and Rock Street recreation hub to Main Street.

**RECOMMENDATION 24: WATERFRONT GREENWAY**

One of the key components of the trail network recommendations is the development of a waterfront greenway to connect the Dunbarton Mill site to the existing trail network at Rock Street Park. This waterfront greenway is envisioned as a multi-use path providing visual connection to the waterfront, in addition to physical access at select locations. The physical connections would allow the diversity of recreational uses prioritized by the public in the visioning survey, including boat access and swimming, and, with the greenway linkage, would allow for portage around the three dams present in the study area. With much of the waterfront constrained by wetlands and the flood zone, the greenway is envisioned as a boardwalk to minimize construction disturbance and fill in these environmentally sensitive zones.

**RECOMMENDATION 25: ISLAND CONNECTIONS**

As a secondary trail connection, the Master Plan envisions a series of bridges connecting the Rock Street Recreation Hub to Main Street via the USPS parking lot, one of the few publicly owned parcels in the study area. The island bridges would allow for unique views of the Battenkill that are not currently available to the public and would create a new, more direct connection to the waterfront from the Main Street commercial corridor. The Island Connections recommendation reflects a long-term vision, with the creation of a Waterfront Greenway (**Recommendation #24**) a more near-term priority for the Village.



## PROGRAMS & POLICIES

### RECOMMENDATION 26: MAKE THE BATTENKILL A KEY LOCAL IDENTIFIER

The Village and Town should capitalize on the Battenkill as a vital part of local identity. The Battenkill was foundational to the development of both municipalities. While improving physical and visual access will play a significant role in increasing the role of the waterbody in local identity, complementary programmatic changes should also be considered. The Village and Town should support educational opportunities at Greenwich Central School and the Greenwich Youth Center that teach the history and significance of the waterway. Opportunities to partner with the Battenkill Conservancy and support their mission to preserve the waterway should also be pursued.

### RECOMMENDATION 27: ADOPT WATERFRONT DEVELOPMENT BUFFERS IN THE VILLAGE

Regulating waterfront development helps maintain high water quality, as well as healthy vegetation buffers at the water's edge. In turn, high water quality and vegetated buffers promote healthy wildlife and plant populations, increase the monetary value of waterfront properties, preserve the recreational value of waterbodies, encourage tourism, and help protect public health. While certain construction, fill, excavation, or dredging activities along the Battenkill are regulated under State law, the Village, unlike the Town of Greenwich, does not have required setbacks along this important natural and recreational resource. As part of any future zoning update, the Village should consider establishing required development buffers and clearing buffers to protect the Battenkill and other water resources.



## 4.3 ENHANCING CONNECTIONS

Accessible and inviting connections are needed to connect residents, businesses, and visitors to one another

and to the many assets and amenities the area has to offer. Connections must ensure the safety of pedestrians throughout the study area and be designed in a manner that is consistent with local character and encourages walking and biking. Beyond sidewalks and crossings, this set of recommendations also includes creating new mixed-use paths and improving wayfinding throughout the study area.

### IMPROVE PEDESTRIAN SAFETY IN THE TOWN GATEWAY

To support the envisioned mixed-use infill development in the Town gateway, current gaps in the sidewalk network should be addressed. Improving access for all modes of transportation, including pedestrians and bicyclists, has also been shown to increase the consumer base for local businesses who rely on street traffic. By creating a more comfortable, enjoyable public realm, people are more likely to spend more time on the street and travel further distances to arrive at a particular location.

Priority segments identified by the Committee for improvement are described below.

#### RECOMMENDATION 28: FILLING SIDEWALK GAPS

The following two current gaps in the Town gateway sidewalk network should be prioritized and addressed:

- **South side of Route 29 between Wilson Street & Lincoln Avenue:** This segment is a heavily frequented section of Route 29, connecting the new Cumberland Farms to the Village and the Greenwich Baseball Fields. While a sidewalk was installed along the new Cumberland Farms' Route 29 frontage, there are no sidewalks to the west, creating unsafe pedestrian conditions, particularly for children.



- **Route 40 between Route 29 & Strategic Sites:** Two strategic sites envisioned for mixed-use development are located along Route 40 north of its intersection with Route 29. There are currently no sidewalks along Route 40. This southern section of the road segment should be prioritized for sidewalk installation to support the mixed-use character envisioned for the area.

In addition to these two key sidewalk gaps on public rights-of-way, the Town should encourage the installation of sidewalks along internal roadway to improve pedestrian safety and access.

#### RECOMMENDATION 29: TOWN INTERSECTION IMPROVEMENTS

As a component of the pedestrian improvements, intersection improvements are also recommended in the Town portion of the study area at the existing signalized Big Lots Plaza entry and Route 40 Hannaford entry to increase pedestrian safety and create a more comfortable experience for users when crossing these roadways. Creating visually enhanced crosswalks will place more focus on other types of users will encourage pedestrian and bicycle usage in this section of Greenwich.

#### RECOMMENDATION 30: REDUCING SPEED LIMIT

The current posted speed limit throughout the Town portion of the study area is 40 miles per hour (MPH), before decreasing to 30 MPH in the Village. With the goal of increasing pedestrian connectivity and safety, it is recommended that the speed limit be reduced to 30 MPH between Sherman Avenue and the Village border.

#### RECOMMENDATION 31: IMPLEMENT IMPROVEMENTS FROM THE MAIN STREET STREETScape PLAN

The 2019 Main Street Streetscape Plan included the development of a streetscape improvement concept plan for Main Street between Academy/Church Street and Bridge Street. The concept plan includes a range of streetscape typologies to reflect the diversity of conditions along the roadway, recommendations for street furniture and streetscape elements, and access management and control measures. At the Washington Square intersection, the core of the Village's Main Street corridor, the Plan includes additional recommendations, such as enhanced pedestrian crossing signals to improve safety. Since the Main Street Streetscape Plan was completed, the Village has progressed on the engineering of needed infrastructure upgrades along the corridor. In fall 2021, the Village submitted an application to the NYSDOT to fund the improvements through their Transportation Alternatives Program (TAP); grant recipients have yet to be announced. The Master Plan envisions the recommendations from the Streetscape Plan being undertaken in tandem with the infrastructure

# MAIN STREET STREETScape IMPROVEMENTS



to increase efficiency and decrease costs and traffic disruptions. Opportunities to bury or move the utility lines that run along Main Street should continue be explored and advocated for by the Village.

### RECOMMENDATION 32: RECREATIONAL RAIL USE

The Master Plan envisions the western portion of the Battenkill Rail being opened up to new recreational opportunities in a manner that showcases and celebrates the history of the rail and allows for the eastern segment's continued operation. 2022 marks 40 years of continuous operation of the Battenkill Railroad and is a notable feat for a small rail operator that should be celebrated. Increased use by the Battenkill Rail and opportunities for improved connections to the east should continue to be supported.

The introduction of recreational use could take a variety of forms, including railbikes, a rail-with-trails, or a rail trail.

### RECOMMENDATION 33: STUDY AREA GATEWAY IMPROVEMENTS

Gateways define specific entry points and are generally located at key intersections. Gateway treatments are important to alert drivers and pedestrians that they are entering an area with a defined character and positive identity. Gateways do not necessarily need to be grand statements, but can be defined through such features as landscaping, paving types, public art, lighting installations, signage, and architecture. The Route 29/Route 40 intersection was identified as a key gateway to the study area. While improved with the installation of a roundabout and associated decorative plantings and paving, additional enhancements are recommended along property lines, particularly at the Suburban Propane site. The primary recommendation at this stage is to improve the aesthetics of the site through enhanced screening and reduced curb cuts. If the opportunity arises, a long-term recommendation is the removal of the existing building and storage tanks and the construction of one or more new building(s) that properly frame the intersection and gateway.



Vegetative screening could help improve the aesthetics of the Suburban Propane site - a key study area gateway site.



#### RAILBIKES

Railbikes are pedal-powered carts used on railroad tracks that have proven to be a popular tourist attraction in the nearby communities of Hadley and North Creek, NY.



#### RAIL TRAIL

A rail trail involves the conversion of a railway track into a multi-use path and should be explored for the western portion of the Battenkill Rail to connect the Village and the Dunbarton Mill site to the Town and Champlain Canal Trail to the west.



#### RAIL-WITH-TRAILS

Rails-with-trails are shared-use paths that are located on or directly adjacent to an active railroad corridor. With the eastern portion of the Battenkill Railroad expected to remain operational for the coming years, rails-with-trails is an option that could potentially allow for extended connections east to the Slate Valley Trail, without disrupting rail operations.

### RECOMMENDATION 34: WAYFINDING SIGNAGE PROGRAM

Wayfinding is a key component of the Master Plan, intended to highlight assets located within and near the study area and draw new visitors. Such signage should 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 envisions a combination of directional, orientation, directory, bulletin, and historical signs. The conceptual 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.



HISTORICAL SIGN

DIRECTORY SIGN

BULLETIN SIGN



DIRECTIONAL SIGN

ORIENTATION SIGN

POLE DIRECTIONAL SIGN



SECTION  
**5**

# Implementation Strategy

Maintaining the momentum established through this planning effort is critical to ensuring that revitalization efforts take hold. This section establishes a concise and actionable implementation plan for advancing the Master Plan project, policies, add programs. The implementation matrix on the following pages identifies key next steps and potential partners and funding sources.

Four critical components to each recommendation were identified during the implementation matrix development: funding, zoning, infrastructure, and collaboration. Focusing on these key components will have the greatest impact on the long-term feasibility of the Master Plan vision.

**Funding:** Additional funding and technical resources will be necessary to achieve the Master Plan's implementation. The NYSDOS BOA Pre-Development funding is one readily available funding source once BOA designation is formally received. BOA Pre-Development grants can fund necessary engineering and planning studies to advance the plan. The Village and Town should apply for BOA designation upon plan adoption to open up this funding stream. Funding could be used for development and implementation of marketing strategies, development of plans and specifications, real estate services, building conditions studies, infrastructure analyses, zoning and regulatory updates, environmental, housing, and economic studies, analyses, and reports, and public outreach. Other potential agencies that may offer support or incentives for public or private-led projects are identified in the implementation matrix.

**Zoning:** Both the Village and Town must reevaluate their current zoning codes for consistency with the recommendations in this plan. In the Town, current residential density, parking, screening, and internal

roadway requirements should be revisited. Zoning updates in the Village are needed to reflect the vision identified in this plan and to reflect the current built environment. Village zoning updates should allow for appropriately scaled, context-sensitive infill development, while protecting the Village's critical resources, notably the Battenkill. As noted above, zoning and regulatory updates are an eligible activity for BOA Pre-Development funding. In conjunction with any future zoning update, the potential impacts of additional development on schools, infrastructure, and traffic would be assessed.

**Infrastructure:** The availability of infrastructure is a key driver of development: absent the extension of water to the strategic sites in the Town gateway, development at the density envisioned by the community and in this Master Plan is not feasible. Adequate sewer infrastructure is also critical to protecting the Battenkill, while allowing waterfront development at the Dunbarton Mill site. Before new development occurs, the cumulative impact of new demand should also be evaluated and planned for.

**Collaboration:** Developing the Greenwich Revitalization Plan was a collaborative effort between the Village and Town, an acknowledgement that while separate municipalities, they have many shared issues, opportunities, and goals. Implementation of these next steps will require continued collaboration between the Village and Town of Greenwich and establishing an organizational structure capable of facilitating and delivering the Plan's vision. As a first step, it is recommended that a BOA Implementation Committee be established with representatives from the Advisory Committee, Village and Town Boards, Town Planning Board, and local organizations, such as the Greenwich Chamber and Battenkill Conservancy.



IMPLEMENTATION STRATEGY			
RECOMMENDATION	KEY NEXT STEPS	POTENTIAL FUNDING SOURCES	POTENTIAL PROJECT PARTNERS
<b>REIMAGINING VACANT &amp; UNDERUTILIZED SITES</b>			
<p><b>1.</b></p> <p><b>57-69 MAIN STREET:</b> Construct a mixed-use building with first floor commercial space and upper floor residential.</p>	<ul style="list-style-type: none"> <li>Continue to engage with property owner</li> <li>Zoning update</li> <li>Building demolition</li> <li>Site plan, architectural drawings, construction documents, and specifications</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSESD</li> <li>NY Main Street Program</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Property Owner</li> <li>Greenwich Chamber</li> </ul>
<p><b>2.</b></p> <p><b>BRIDGE &amp; MAIN:</b> Reoccupy existing building with complementary commercial use and construct municipal surface parking lot.</p>	<ul style="list-style-type: none"> <li>Continue to engage with property owner</li> <li>Phase II ESA (and remediation, as needed)</li> <li>Archaeology survey</li> <li>Site plan development</li> <li>Building condition study</li> <li>Explore establishing an LDC and/or collaborate with County to subdivide or acquire site</li> <li>Public outreach</li> <li>Parking lot construction</li> <li>Solicit potential tenants</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>USEPA</li> <li>NYSESD</li> <li>NY Main Street Program</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Property Owner</li> <li>Greenwich Chamber</li> <li>Local developers/Entrepreneurs</li> <li>Washington County</li> </ul>
<p><b>3.</b></p> <p><b>1079-1097 ROUTE 29 INFILL DEVELOPMENT:</b> Construct a mixed-use development with internal loop road.</p>	<ul style="list-style-type: none"> <li>Zoning update</li> <li>Archaeology survey</li> <li>Extend water infrastructure</li> <li>Building demolition</li> <li>Financial feasibility analysis and financing plan</li> <li>Site plan, architectural drawings, construction documents, and specifications</li> <li>Traffic impact/sight line analysis</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSESD</li> <li>NY Main Street Program</li> <li>NYS EFC Water Infrastructure Improvement Grants</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Planning Board</li> <li>Property Owner</li> </ul>
<p><b>4.</b></p> <p><b>BIG LOTS PLAZA INFILL DEVELOPMENT:</b> Construct commercial infill buildings and upgrade existing parking lot with pedestrian amenities.</p>	<ul style="list-style-type: none"> <li>Continue to engage with property owner</li> <li>Phase II ESA (and remediation, as needed)</li> <li>Zoning update</li> <li>Site plan, architectural drawings, construction documents, and specifications</li> <li>Market development sites</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>USEPA</li> <li>NYSESD</li> <li>NY Main Street Program</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Planning Board</li> <li>Property Owner</li> <li>Greenwich Chamber</li> <li>Local developers/entrepreneurs</li> </ul>

RECOMMENDATION	KEY NEXT STEPS	POTENTIAL FUNDING SOURCES	POTENTIAL PROJECT PARTNERS
<b>REIMAGINING VACANT &amp; UNDERUTILIZED SITES</b>			
<p><b>5.</b></p> <p><b>GLENS FALLS HOSPITAL INFILL DEVELOPMENT:</b> Construct medical office or senior housing infill building.</p>	<ul style="list-style-type: none"> <li>Continue to engage with property owner</li> <li>Zoning updates</li> <li>Senior housing feasibility study</li> <li>Archaeology survey</li> <li>Solicit potential partners/developers</li> <li>Site plan, architectural drawings, construction documents, and specifications</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSESD</li> <li>NY Main Street Program</li> <li>NYS Office for the Aging</li> <li>NYS Office of Mental Health Partnership to Support Aging in Place</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Planning Board</li> <li>Property Owner</li> <li>Senior housing developer</li> <li>Medical office tenant(s)</li> <li>Private developer</li> </ul>
<p><b>6.</b></p> <p><b>DUNBARTON MILL DEVELOPMENT:</b> Construct mixed-use development with residential, accommodations, commercial, and community uses and public waterfront greenway.</p>	<ul style="list-style-type: none"> <li>Phase II ESA</li> <li>Property valuation</li> <li>Building demolition &amp; remediation</li> <li>Explore establishing an LDC</li> <li>Acquire property</li> <li>Zoning updates</li> <li>Extend sewer infrastructure</li> <li>Financial feasibility study</li> <li>Develop and issue RFP</li> <li>Site plan, architectural drawings, construction documents, and specifications</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSESD</li> <li>Market New York program</li> <li>NYSDEC BCPCDBG Infrastructure</li> <li>NYS EFC Water Infrastructure Improvement Grants</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Warren-Washington IDA</li> <li>Greenwich Chamber</li> <li>Battenkill Conservancy</li> <li>CCLR</li> <li>Private developer(s)</li> <li>Washington County</li> </ul>
<p><b>7.</b></p> <p><b>VILLAGE HALL REHABILITATION &amp; ACTIVATION:</b> Stabilize building and reoccupy vacant spaces with community uses.</p>	<ul style="list-style-type: none"> <li>Reconvene the Village Hall Task Force</li> <li>Complete the structural assessment</li> <li>Stabilize the building</li> <li>Public outreach</li> <li>Market available space</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>Preserve NY</li> <li>NYSOPRHP Historic Preservation Program</li> <li>Gratz Preservation Services Fund</li> </ul>	<ul style="list-style-type: none"> <li>Village Hall Task Force</li> <li>Greenwich Chamber</li> <li>Greenwich Youth Center</li> </ul>
<p><b>8.</b></p> <p><b>MILL HOLLOW REHABILITATION &amp; ACTIVATION:</b> Improve and reoccupy existing vacant residential building.</p>	<ul style="list-style-type: none"> <li>Continue to engage with property owner/purchaser</li> <li>Building condition surveys, including structural assessments</li> <li>Phase II ESA</li> <li>Archaeology survey</li> <li>Extend sewer infrastructure</li> <li>Architectural drawings, construction documents, and specifications</li> <li>Develop a Mill Hollow Neighborhood Plan</li> <li>Market units</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NY Main Street Program</li> <li>NYSDOS LWRP</li> <li>CDBG Housing Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>Property Owner</li> <li>Village</li> </ul>

RECOMMENDATION	KEY NEXT STEPS	POTENTIAL FUNDING SOURCES	POTENTIAL PROJECT PARTNERS
<b>REIMAGINING VACANT &amp; UNDERUTILIZED SITES</b>			
<p><b>9.</b> <b>9 ELBOW ACTIVATION:</b> Reoccupy existing building with co-working/makerspace/ shared studio space.</p>	<ul style="list-style-type: none"> <li>Building condition survey</li> <li>Phase I ESA</li> <li>Public outreach</li> <li>Financial feasibility analysis and financing plan</li> <li>Extend sewer infrastructure</li> <li>Solicit potential partners/developers</li> <li>Architectural drawings, construction documents, and specifications</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NY Main Street Program</li> <li>NYS EFC Water Infrastructure Improvement Grants</li> <li>NYSDOS LWRP</li> <li>NYSESD</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Greenwich Chamber</li> <li>Property Owner</li> <li>Battenkill Rail</li> <li>Warren-Washington IDA</li> </ul>
<p><b>10.</b> <b>EDDY PLOW ACTIVATION:</b> Complete building interior renovation, reoccupy ground floor commercial space, construct parking lot on neighboring property, and create waterfront public access.</p>	<ul style="list-style-type: none"> <li>Phase I ESA</li> <li>Archaeology study</li> <li>Zoning updates</li> <li>Reduce hydro lease area</li> <li>Extend water and sewer infrastructure</li> <li>Marketing analysis and market strategy</li> <li>Construction documents and specifications</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NY Main Street Program</li> <li>NYS EFC Water Infrastructure Improvement Grants</li> <li>NYSDOS LWRP</li> <li>NYSESD</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Greenwich Chamber</li> <li>Property Owners</li> <li>Battenkill Conservancy</li> <li>Battenkill Hydro</li> </ul>
<p><b>11.</b> <b>2536 STATE ROUTE 40 DEVELOPMENT:</b> Construct mixed-use (residential/ commercial) development with an internal connector road to the commercial properties to the south.</p>	<ul style="list-style-type: none"> <li>Archaeology study</li> <li>Zoning updates</li> <li>Building demolition</li> <li>Extend water infrastructure</li> <li>Access agreement(s) to create internal connector road</li> <li>Financial feasibility analysis and financing plan</li> <li>Site plan, architectural drawings, construction documents, and specifications</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSESD</li> <li>NYS EFC Water Infrastructure Improvement</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Planning Board</li> <li>Property Owners</li> </ul>
<p><b>12.</b> <b>ESTABLISH A VILLAGE PLANNING BOARD</b></p>	<ul style="list-style-type: none"> <li>Solicit public interest</li> <li>Explore potential for a joint Village/ Town Planning Board</li> <li>Update Village Code</li> </ul>		<ul style="list-style-type: none"> <li>Village</li> <li>Town</li> <li>Washington County</li> <li>NYSDOS Local Government Services</li> </ul>

RECOMMENDATION	KEY NEXT STEPS	POTENTIAL FUNDING SOURCES	POTENTIAL PROJECT PARTNERS
<b>REIMAGINING VACANT &amp; UNDERUTILIZED SITES</b>			
<p><b>13.</b> <b>ENCOURAGE HIGH QUALITY, CONTEXT SENSITIVE URBAN DESIGN:</b> Adopt design guidelines along the Village Main Street</p>	<ul style="list-style-type: none"> <li>Public outreach</li> <li>Village Zoning code amendments</li> <li>Design manual development</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NY Main Street Program</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Property Owners</li> <li>Greenwich Chamber</li> </ul>
<p><b>14.</b> <b>PRIORITIZE EXTENDING WATER &amp; SEWER INFRASTRUCTURE TO KEY SITES</b></p>	<ul style="list-style-type: none"> <li>Identify and outline potential water and sewer districts around key sites</li> <li>Public outreach</li> <li>Financial feasibility analysis and financing plan</li> <li>Engineering drawings, construction documents, construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDEC MS4</li> <li>NYSEFC EPG</li> <li>NYSESD</li> <li>NYSDEC WQIP</li> <li>NYS EFC Water Infrastructure Improvement Grants</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Town</li> </ul>
<p><b>15.</b> <b>CONSIDER TOWN ZONING UPDATES TO ALLOW ADDITIONAL RESIDENTIAL DEVELOPMENT</b></p>	<ul style="list-style-type: none"> <li>Public outreach</li> <li>Town Zoning code amendments</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSDOS LWRP</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Village</li> <li>Planning Board</li> </ul>
<p><b>16.</b> <b>PROMOTE &amp; ENCOURAGE A GREATER VARIETY OF HOUSING</b></p>	<ul style="list-style-type: none"> <li>Identify opportunities for mixed-income housing</li> <li>Evaluate Village and Town zoning to identify impediments</li> <li>Town and Village zoning code amendments</li> <li>Evaluate feasibility of incentive programs like tax rebates or expedited permitting.</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NY Main Street Program</li> <li>NYSESD</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Village</li> <li>NYSDOS</li> <li>Washington County</li> </ul>
<p><b>17.</b> <b>PROMOTE GREENWICH AS A DESTINATION</b></p>	<ul style="list-style-type: none"> <li>Collaborate with Washington County Tourism to build upon existing events and tourism opportunities</li> <li>Include tourism information on Village and Town websites</li> <li>Identify opportunities for gateway improvements.</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYS Tourism Industry Association Destination Marketing, Management, and Stewardship program</li> <li>Market New York</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Town</li> <li>Greenwich Chamber</li> <li>Washington County Tourism</li> <li>Battenkill Conservancy</li> <li>Event organizers</li> </ul>

RECOMMENDATION	KEY NEXT STEPS	POTENTIAL FUNDING SOURCES	POTENTIAL PROJECT PARTNERS
<b>REIMAGINING VACANT &amp; UNDERUTILIZED SITES</b>			
<b>18.</b> <b>SUPPORT ONGOING REVITALIZATION INITIATIVES</b>	<ul style="list-style-type: none"> <li>Create a redevelopment recognition program to highlight independent revitalization efforts</li> </ul>		<ul style="list-style-type: none"> <li>Village</li> <li>Town</li> <li>Local businesses</li> <li>Greenwich Chamber</li> <li>Battenkill Conservancy</li> </ul>
<b>19.</b> <b>SUPPORT REOCCUPANCY OF VACANT COMMERCIAL BUILDINGS</b>	<ul style="list-style-type: none"> <li>Maintain an inventory of vacant commercial sites</li> <li>Market available spaces</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Town</li> <li>Greenwich Chamber</li> </ul>
<b>HIGHLIGHT THE WATERFRONT</b>			
<b>20.</b> <b>ENHANCE &amp; EXPAND ROCK STREET PARK:</b> Expand existing park to neighboring underutilized hydro property and activate with improved waterfront access & programming.	<ul style="list-style-type: none"> <li>Continue coordination with hydroelectric facility owner</li> <li>Public outreach</li> <li>Archaeology study</li> <li>Phase II ESA</li> <li>Explore establishing an LDC and/or collaborate with County to subdivide or establish access easement on hydro property</li> <li>Develop a site plan and construction documents</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSOPRHP EPF</li> <li>NYSDOS LWRP</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Battenkill Hydro</li> <li>Battenkill Conservancy</li> <li>Washington County</li> </ul>
<b>21.</b> <b>DEVELOP A DOG PARK:</b> Construct dog park on Village owned property by Rock Street Park	<ul style="list-style-type: none"> <li>Public outreach</li> <li>Archaeology study</li> <li>Phase II ESA</li> <li>Develop a site plan and construction documents</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSOPRHP EPF</li> <li>NYSDOS LWRP</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Dog Park Advisory Committee</li> </ul>
<b>22.</b> <b>MILL HOLLOW PARK:</b> Create new waterfront park and waterfront access on Village-owned property & neighboring vacant hydro property	<ul style="list-style-type: none"> <li>Continue coordination with hydroelectric facility owner</li> <li>Public outreach</li> <li>Archaeology study</li> <li>Phase II ESA</li> <li>Traffic study of impacts of removing roads</li> <li>Acquire or establish access easement on hydro property</li> <li>Develop a site plan and construction documents</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSOPRHP EPF</li> <li>NYSDOS LWRP</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Battenkill Conservancy</li> <li>Battenkill Hydro</li> </ul>

RECOMMENDATION	KEY NEXT STEPS	POTENTIAL FUNDING SOURCES	POTENTIAL PROJECT PARTNERS
<b>HIGHLIGHT THE WATERFRONT</b>			
<b>23.</b> <b>MILL HOLLOW BOAT LAUNCH:</b> Improve existing public access point with amenities in keeping with Battenkill Conservancy vision	<ul style="list-style-type: none"> <li>Public outreach</li> <li>Confirm site ownership and consider establishing an LDC to acquire site or create public access easement, if needed</li> <li>Archaeology study</li> <li>Phase II ESA</li> <li>Develop a site plan and construction documents</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSOPRHP EPF</li> <li>NYSDOS LWRP</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Main Care</li> <li>Battenkill Conservancy</li> </ul>
<b>24.</b> <b>WATERFRONT GREENWAY:</b> Development of a waterfront greenway to connect the Dunbarton Mill site to the existing trail network at Rock Street Park	<ul style="list-style-type: none"> <li>Public outreach</li> <li>Archaeology study</li> <li>Phase II ESA</li> <li>Conduct a feasibility study</li> <li>Consider establishing an LDC and/or collaborate with County to establish ownership or easements along the right-of-way</li> <li>Develop engineered trail plans, construction documents, and specifications</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSOPRHP RTP</li> <li>NYSDOS LWRP</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Village</li> <li>Battenkill Conservancy</li> <li>NYSDOS</li> <li>NYSOPRHP</li> <li>Washington County</li> </ul>
<b>25.</b> <b>ISLAND CONNECTIONS:</b> A series of bridges connecting the Rock Street Recreation Hub to Main Street.	<ul style="list-style-type: none"> <li>Public outreach</li> <li>Archaeology study</li> <li>Consider establishing an LDC and/or collaborate with County to establish ownership or easements along the rights-of-way</li> <li>Phase II ESA</li> <li>Conduct a feasibility study</li> <li>Develop engineered trail plans, construction documents, and specifications</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSOPRHP RTP, EPF</li> <li>NYSDOS LWRP</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Battenkill Conservancy</li> <li>NYSDOS</li> <li>NYSOPRHP</li> <li>Washington</li> </ul>
<b>26.</b> <b>MAKE THE BATTENKILL A KEY LOCAL IDENTIFIER</b>	<ul style="list-style-type: none"> <li>Develop a joint Trails and Recreation plan</li> <li>Collaborate with stakeholders like the Battenkill Conservancy, Greenwich Central School, and Greenwich Youth Center.</li> <li>Incorporate the Battenkill into municipal branding and aesthetic when possible</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>Market New York</li> <li>NYSDOS LWRP</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Village</li> <li>Battenkill Conservancy</li> <li>Washington County</li> <li>Local organizations (Greenwich Central School, Greenwich Youth Center)</li> <li>Trout Unlimited</li> </ul>

RECOMMENDATION	KEY NEXT STEPS	POTENTIAL FUNDING SOURCES	POTENTIAL PROJECT PARTNERS
<b>HIGHLIGHT THE WATERFRONT</b>			
<p><b>27.</b></p> <p><b>ADOPT WATERFRONT DEVELOPMENT BUFFERS IN THE VILLAGE:</b> Regulate waterfront development to maintain high water quality and healthy vegetation buffers at the water's edge.</p>	<ul style="list-style-type: none"> <li>Public outreach</li> <li>Village zoning code updates</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSDEC WQIP</li> <li>NYSDOS LWRP</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Village</li> <li>NYSDEC</li> <li>Battenkill Conservancy</li> </ul>
<b>ENHANCING CONNECTIONS</b>			
<p><b>28.</b></p> <p><b>FILL SIDEWALK GAPS:</b> Construct sidewalks on south side of Route 29 between Wilson Street and Lincoln Avenue, on Route 40 between Route 29 and the Hannaford access road, and along internal access roads</p>	<ul style="list-style-type: none"> <li>Adopt a local Complete Streets and Road Design policy</li> <li>Town zoning code updates</li> <li>Archaeology study</li> <li>Develop engineered drawings, construction documents, and specifications</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSDOT TAP, STIP</li> <li>A/GFTC TIP</li> <li>NY Main Street Program</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Planning Board</li> <li>NYSDOT</li> <li>A/GFTC</li> <li>Property owners</li> </ul>
<p><b>29.</b></p> <p><b>TOWN INTERSECTION IMPROVEMENTS:</b> Install pedestrian crossing at the Route 29 signalized Big Lots Plaza entry and at the Route 40 Hannaford access road</p>	<ul style="list-style-type: none"> <li>Adopt a local Complete Streets and Road Design policy</li> <li>Review crash data and conduct intersection assessments to identify specific improvements</li> <li>Develop engineered drawings, construction documents, and specifications</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSDOT TAP, STIP, CHIPS</li> <li>A/GFTC TIP</li> <li>NY Main Street Program</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>NYSDOT</li> <li>A/GFTC</li> </ul>
<p><b>30.</b></p> <p><b>REDUCE SPEED LIMIT:</b> Extend the Village's 30 MPH speed limit west on Route 29 to Sherman Avenue</p>	<ul style="list-style-type: none"> <li>Adopt a local Complete Streets and Road Design policy</li> <li>Public outreach</li> <li>Review crash data and conduct street audits</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSDOS TAP, STIP, CHIPS</li> <li>A/GFTC TIP</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>NYSDOT</li> <li>A/GFTC</li> <li>Washington</li> </ul>

RECOMMENDATION	KEY NEXT STEPS	POTENTIAL FUNDING SOURCES	POTENTIAL PROJECT PARTNERS
<b>ENHANCING CONNECTIONS</b>			
<p><b>31.</b></p> <p><b>IMPLEMENT MAIN STREET STREETScape PLAN IMPROVEMENTS:</b> The 2019 Streetscape Plan includes improved sidewalks, streetscape elements, pedestrian crossings, and access management on Main Street between Academy/Church Street and Bridge Street.</p>	<ul style="list-style-type: none"> <li>Adopt a local Complete Streets and Road Design policy</li> <li>Consider tactical urbanism approaches for immediate temporary improvements</li> <li>Develop engineered drawings, construction documents, and specifications</li> <li>Construction</li> <li>Collaborate with businesses and stakeholders along Main Street to sponsor additional streetscape amenities and maintenance</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSDOT TAP, STIP, CHIPS</li> <li>NY Main Street Program</li> <li>A/GFTC TIP</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>NYSDOT</li> <li>A/GFTC</li> <li>Washington County</li> <li>Property owners</li> </ul>
<p><b>32.</b></p> <p><b>RECREATIONAL RAIL USE:</b> Introduce recreational uses (rail bikes, rail trail, or trail-with-rail) on the Battenkill Rail, prioritizing the underutilized section west of the rail yard.</p>	<ul style="list-style-type: none"> <li>Public outreach</li> <li>Continued collaboration with rail owner and operator</li> <li>Phase II ESA</li> <li>Feasibility analysis</li> <li>Consider establishing an LDC or work with County to establish access agreement(s)</li> <li>Develop plans, construction documents, and specifications</li> <li>Construction</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSDOT RTP</li> </ul>	<ul style="list-style-type: none"> <li>Village</li> <li>Town</li> <li>Battenkill Railroad</li> <li>Northeast NY Rail</li> <li>NYSDOT</li> <li>Washington</li> </ul>
<p><b>33.</b></p> <p><b>STUDY AREA GATEWAY IMPROVEMENTS:</b> Add screening and reduce curb cuts at the Suburban Propane gateway site</p>	<ul style="list-style-type: none"> <li>Adopt a local Complete Streets and Road Design policy</li> <li>Continued coordination with property owner</li> <li>Zoning code updates (screening requirements and curb cuts)</li> <li>Continue to explore potential relocation sites</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NY Main Street Program</li> <li>A/GFTC TIP</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Planning Board</li> <li>Property owner</li> <li>A/GFTC</li> </ul>
<p><b>34.</b></p> <p><b>WAYFINDING SIGNAGE PROGRAM:</b> Install consistent wayfinding signage throughout the study area, as envisioned in the 2019 Streetscape Plan</p>	<ul style="list-style-type: none"> <li>Public outreach</li> <li>Identify signage locations and typology</li> <li>Coordinate with property owners</li> <li>Develop signage specifications</li> <li>Install signage</li> </ul>	<ul style="list-style-type: none"> <li>NYSDOS BOA Pre-Development</li> <li>NYSDOT EPF</li> <li>Market NY</li> </ul>	<ul style="list-style-type: none"> <li>Town</li> <li>Village</li> <li>Greenwich Chamber</li> <li>Battenkill Conservancy</li> </ul>



**APPENDIX**  
**1**

# Community Participation Plan

## Greenwich Brownfield Opportunity Area (BOA) Nomination Study

### DRAFT – COMMUNITY PARTICIPATION PLAN

#### 1.1 INTRODUCTION

Public participation is a key element of any successful land use and zoning development strategy. This Community Participation Plan is intended to help clarify (1) the responsibilities of the Village and Town of Greenwich, the Consultant Team (Chazen Companies in partnership with WXY and Sidekick), and the Steering Committee (collectively referred to as the “Project Team”); and (2) the methods by which the public will be informed of and engaged in the Greenwich Brownfield Opportunity Area (BOA) Nomination Study. The Community Participation Plan identifies a variety of forums and outreach mechanisms to engage all interested persons in the development and preparation of the Study.

#### 1.2 INVOLVED STAKEHOLDERS

For the duration of the project, the Project Team will strive to interact with many different groups of people from a variety of backgrounds. These groups will likely include:

- Elected and government officials: These individuals perform a variety of tasks, including representing the community’s interests, administering local statutes, and receipt/ownership of all BOA products. Because of these factors, it is important for elected officials to be actively engaged throughout the planning process. The type of elected officials involved will include (but not be limited to) the Mayor of Greenwich and members of the Village Board of Trustees and the Town of Greenwich Supervisor and members of the Town Council. Other government officials to be included in the planning process include County and State representatives and State agencies (e.g., NYS Department of State (DOS)).
- Community groups, organizations, and non-profits: These groups serve many functions in the community. These groups can be informal or formally recognized entities. Examples of groups that work in the Village and Town of Greenwich and the surrounding area that may have direct interest in the BOA Nomination Study include, but are not limited to:
  - Battenkill Conservancy;
  - Greenwich Chamber of Commerce;
  - Comfort Food Community;
  - Trout Unlimited;
  - Greenwich Free Library;
  - Washington County Industrial Development Agency (IDA);
  - Adirondack Regional Chamber of Commerce;
  - Adirondack/Glens Falls Transportation Council (AGFTC); and
  - Washington County Local Development Corporation.

- Property and business owners: The BOA Nomination Study planning process will include discussions regarding current and future land use and reuse policies and concepts. As a result, property and business owners (direct stakeholders) associated with lands identified in the Study will be encouraged to actively participate in the planning process.
- Developers: The BOA Nomination Study planning process will include discussions with interested and prospective developers. These discussions will allow project consultants to ground truth, generate interest, and provide an opportunity for developers to engage in a facilitated dialogue and actively participate in the planning process.
- General public: There are likely to be topics raised during the planning process that require input from the community as a whole. To facilitate this communication process, a specific number of public events will be held to discuss the BOA Nomination Study and the future of the sites. The general public should be involved in the process so that they can provide valuable insight on current land use, gain information on the Study, and provide input and their ideas about a vision to local leaders and the Project Team.

### 1.3 ROLE OF THE STEERING COMMITTEE

The Steering Committee has been established to assist in the preparation of the Greenwich BOA Nomination Study. The Committee consists of elected Town and Village officials, residents, landowners, and business owners. The Committee will serve in an advisory capacity to contribute, review, and provide comments on documents and presentations prepared in association with the Study. A Steering Committee “kickoff meeting” was held in March 2021 to explain the BOA Program and the project’s intent and scope and to solicit initial input on the Study. Additional Steering Committee meetings will be held throughout the BOA Nomination Study planning process. Analyses of the BOA study area, identification of the Study vision and goals, review of strategic brownfield sites (abandoned and underutilized properties), and developing and reviewing building and site reuse plans will occur at each of the meetings. The Steering Committee will be the primary group guiding the preparation of all planning documents.

### 1.4 PUBLIC OUTREACH COMPONENTS

Public involvement is a central component that will directly influence the outcome and success of the project. Communicating project goals to stakeholders will therefore be an important consideration. The BOA Nomination Study planning process will include a variety of tools and methods to ensure that all interested parties receive adequate notice of project events and important project benchmarks and are made aware of draft materials that require review.

The following tools and methods will be used to achieve this public engagement goal:

- Visioning Survey
- Subcommittee and Focus groups
- Stakeholder Interviews
- Public Events
- Additional outreach strategies:

- Village website “Worth Noting” section - [Worth Noting - Village of Greenwich](#)
- Village Facebook page - [Village of Greenwich - Home | Facebook](#)
- Town Facebook page - [Town of Greenwich NY Government - Home | Facebook](#)
- Print Media
- Posters/flyers
- Greenwich Free Library

#### 1.4.1 Visioning Survey

A short Visioning Survey will be made by the project consultants (via Survey Monkey) to introduce the project to the larger community, gather public input, and receive initial feedback regarding current and future land use. The Visioning Survey will ask members of the Greenwich community questions regarding their likes and dislikes in the Town and Village, adequacy of amenities and services, ideas for investment, as well as a community vision. This Visioning Survey will launch at the summer Whipple City Festival, be posted on the Village’s social media page, and available in hard copy format at the Greenwich Free Library.

#### 1.4.2 Subcommittees/Focus Groups

Subcommittees/Focus groups will occur at the onset of the planning process, with roundtable discussions expected to be focused on the following areas:

- Dunbarton Mill Subcommittee, which will focus on new opportunities and visioning for the Dunbarton Mill site.
- Waterfront Subcommittee, which will focus on opportunities for physical and visual access and connectivity to the waterfront.
- Roundabout/Gateway Subcommittee, which will focus on complete streets and multi-modal transit and accessibility into the Village and Town.

Interested Steering Committee members will be invited to join these Subcommittees/Focus Groups, as well as stakeholders applicable to each focus area (e.g. property owners, developers, non-profit organization, etc.).

#### 1.4.3 Stakeholder Interviews

Key persons identified by the Steering Committee will be interviewed throughout the BOA Nomination Study planning process. Interviews will be conducted by telephone and virtually. The results of these interviews will be summarized. Stakeholder outreach may include residents, property owners, business owners, local and regional developers, community groups/organizations, and non-profits.

#### 1.4.4 Public Events

Public events will occur at key milestones during the planning process, including project start/visioning; strategic site recommendation development; and the draft and final plan presentations, to heighten awareness of the project and gather community interest. To expand public outreach and engagement, an effort will be made to hold these public project events at existing public events (e.g., Lighted Tractor Parade, Whipple City Festival, Halloween Parade).

##### 1.4.4.1 Project Visioning

The first public event will be for project visioning. At this event, a public visioning survey will be launched and the public will have an opportunity to identify key priorities in a mapping exercise. The public feedback from this event will inform the project's Vision and Goals.

##### 1.4.4.2 Strategic Site Recommendations

The second public event will be to gather input on the strategic site recommendations. At this event, information about each of the sites will be provided, and potential improvements and opportunities for reuse or redevelopment will be discussed. The public feedback from this event will be used to refine the strategic site recommendations.

##### 1.4.4.3 Draft Nomination Study Presentation

A public information meeting will be held to present the draft Greenwich BOA Nomination Study. The Steering Committee will review and approve the Nomination Study prior to the public information meeting. The public will be given an opportunity to review and provide input on the draft recommendations either in person at the public workshop or in writing before, during, or after the public workshop. Public comments received will be considered and incorporated into the Study, as necessary and appropriate.

##### 1.4.4.4 Final Nomination Study Presentation

1.4.5 The Final Nomination will incorporate public input from the draft nomination study presentation, DOS, and the Steering Committee. The Final Nomination will be presented at a Village Board meeting and Town Board meeting for public comment prior to Village Board and Town Council adoption. Additional Outreach Strategies

##### 1.4.5.1 Village and Town Websites and Social Media

Information related to the planning process will primarily be posted on the Village's website ([Projects - Village of Greenwich](#)) as well as the Town's and Village's Facebook pages. The website will help to:

- Share content with the public (i.e., project scope, maps, concepts and plans, pictures, links, etc.);
- Public outreach (i.e., public workshop announcements, self-guided site tours, etc.);
- Obtain public input (each post/page will include information on how to provide comments); and
- Conduct online surveys (i.e., Survey Monkey)

##### 1.4.5.2 Print Media

Information related to the planning process will be published in the local print media, including the Greenwich Journal-Salem Press. Notices of all public meetings will be published in the local print media, including information on the time and location of all meetings, resources for obtaining additional information on the BOA Nomination Study, and methods for providing comments/input.

##### 1.4.5.3 Postings/Flyers

Information related to upcoming public meetings will be distributed for posting in the Greenwich Free Library and willing business storefronts. The flyers will also include information for the public to learn more about and provide input on the BOA Nomination Study, if unable to attend the public meetings.

##### 1.4.5.4 Greenwich Free Library

In an effort to encourage public outreach, hard copies of all project-related materials will be made available at the Greenwich Free Library.



## DOS Scoping + Kick-Off Meeting Summary

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** January 25 at 2:00 PM  
**Meeting Location:** MS Teams  
**Summary Writer:** Norabelle Greenberger  
**Issue Date:** February 1, 2021

**Attending:**

<u>Attendee:</u>	<u>Representing:</u>
Tanushri Kumar	NYSDOS
Pamela Fuller	Mayor, Village of Greenwich
Donald Ward	Supervisor, Town of Greenwich
Jane Dowling	Clerk, Village of Greenwich
Norabelle Greenberger	Chazen Companies
Chris Round	Chazen Companies

**Summary:**

**Discussion**

---

- Chazen provided an overview of the NYSDOS’s BOA program. Mayor Fuller asked about the designation process when two municipalities are involved. Chazen clarified that each municipality would independently decide on whether to adopt the BOA Nomination Plan and that their decisions were not dependent on one another. Chazen indicated that one SEQR document would be prepared to cover both municipalities’ Plan adoption.
- Chazen provided an overview of the project scope and indicated that many of the process specifics are developed in consultation with the Steering Committee.
- Chazen discussed the key areas that were identified in the grant application and asked for feedback, additional information, and progress updates from the Mayor and Supervisor.
  - Dunbarton Mill: Mayor Fuller clarified that the Village applied two years in a row for EPA BOA funding and reiterated the need to find a way to fund a site assessment. DOS acknowledged the importance of the site and asked to see previous reports to get a sense of the order of magnitude scope/cost. Mayor Fuller also noted that the Village has limited wastewater infrastructure that serves properties on the Battenkill and that extending wastewater to Dunbarton would need to be considered to incentivize its redevelopment.

**APPENDIX**  
**2**

# Meeting Summaries

- Roundabout: Supervisor Ward indicated that the Town is currently undertaking a study evaluating extending Village water along Route 29/Main Street, to the circle, and continuing west to Middle Falls. The study is evaluating if the Village has sufficient capacity to accommodate the extension. The Town is also looking into whether sewer infrastructure could be installed concurrently along the corridor. Existing uses along the corridor all currently have their own on-site wells and septic. The Town is also looking into the idea of constructing housing (both multi-family and single-family) from the roundabout east to Meader Road.
- Main Street: Mayor Fuller provided further details on the water project, clarifying that it is a DOH-mandated project that includes increasing capacity by drilling two new wells. Construction is expected to begin in spring 2021.
- Chazen presented the overall project schedule and next steps.
- Chazen, DOS, the Mayor, and the Supervisor discussed the makeup of the Steering Committee. Mayor Fuller presented her initial list of members. DOS suggested including someone in the housing area (either someone interested in developing housing or a resident) given that potential focus area for the roundabout/Town portion of the project. DOS asked if there were any civic groups or non-profits that should be included. The group discussed the size of the Committee.
- Mayor Fuller asked about accessing privately owned sites. DOS and Chazen clarified that the project does not require private site access; the goal is to identify next steps. Environmental assessments could be conducted through BOA Pre-Development funding once designated.
- DOS stressed the importance of keeping an eye on the end goal of the process (designation, and then implementation) and the importance of making the plan a useful document that positions the municipalities for future funding. This can help prioritize where to focus efforts in the inventory/analysis and market analysis.
- DOS asked about the status of the advance request. Chazen indicated that it had been submitted (via mail). DOS requested an emailed copy.

**Action Items**

1. Chazen will set up Chazen sharefile – *completed*
2. Village Clerk will upload 2017 Dunbarton study to sharefile – *completed*
3. Chazen will forward a copy of the Jan 8th advance request to DOS by email - *completed*
4. Chazen will send the list of potential committee members to the Mayor and Supervisor. – *completed*
5. Mayor Fuller and Supervisor Ward will contact potential committee members to gauge interest and provide their contact information to Chazen.
6. Chazen will reach out to committee members to set up the first meeting for early March.
7. Chazen will engage MWBE firm.
8. Chazen will begin initial inventory and analysis.

**Meeting adjourned (2:45 PM)**

**BOA Advisory Committee Meeting #1 Summary**

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** March 10, 2021 at 3:00 PM  
**Meeting Location:** MS Teams  
**Summary Writer:** Krithika Prabhakaran  
**Issue Date:** March 16, 2021

**Attending:**

<u>Attendee:</u>	<u>Representing:</u>
Tanushri Kumar	NYSDOS
Pamela Fuller	Mayor, Village of Greenwich
Donald Ward	Supervisor, Town of Greenwich
Jill Tefft	Trustee, Village of Greenwich
Jeff Duxbury	Board Member, Town of Greenwich
William Tompkins	Planning Board Chairman, Town of Greenwich
Tom Graves	Business Owner, Town of Greenwich
Lorraine Ballard	Executive Director, Battenkill Conservancy
Andy Kelly	Village Attorney, Village of Greenwich
Norabelle Greenberger	Chazen, A LaBella Company
Ethan Gaddy	Chazen, A LaBella Company
Krithika Prabhakaran	Chazen, A LaBella Company

**Summary:**

**Discussion**

- Chazen provided an overview of the NYSDOS’s BOA program and how the planning process would facilitate the realization of the vision & goals laid out in the BOA nomination. Ms. Kumar spoke about the Department of State (DOS) grant’s goal to revitalize communities across the state to their full potential.
  - Chazen provided an overview of the benefits behind receiving NYS funds and grant assistance as a designated BOA:
    - Priority & preference for NYS grants and other financial assistance
    - Removes risk & uncertainty
    - Eligibility for remediation funding in the future - Brownfield cleanup program tax credit (up to 5% if the development conforms to the BOA plan)
  - A committee member asked about the success rate for designation, to which Chazen responded that the Village and Town were already awarded DOS funding (a competitive



- process) and that acquiring BOA designation would not be a competitive process. Ms. Kumar indicated that the timeline for designation after a Nomination plan is complete is typically 3-6 months.
- A committee member asked if there is a mechanism where you can amend a plan after the Town and Village approves it. Chazen and DOS indicated that there is some degree of recognition that plans and circumstances will change locally and that recommendations are varied – the final approved plan does not need to be an exact building envelope, and allowing flexibility can be considered in developing the recommendations.
- Chazen provided an overview of the project background, project scope, BOA nomination process, revitalization plan, Chazen’s role on the project, steering committee involvement, community outreach, and what the BOA nomination would include:
  - Previous, Current & Future Recommendations
    - Chazen reiterated that planning insights would not be new, but rather built from community insights and previous recommendations outlined in the Town’s Vision Plan, 2017 Phase II ESA & 2019 community outreach for the Dunbarton Mill Site, 2019 Village Main Street Streetscape Plan, and more.
  - Scope of Work
    - Chazen will provide an in-depth and thorough description and analyses for the Committee that would include existing conditions, community assets, opportunities, and reuse potential of strategic brownfields sites that could become catalysts for revitalization.
    - Chazen along with the Committee will identify strategic brownfield, vacant or underutilized sites/areas, such as the Dunbarton Mill site, the Route 29/Route 40 roundabout, and the Main Street corridor.
    - Chazen along with the Committee and the public will develop recommendations for future uses and actions.
  - Schedule
    - Chazen stated that achieving a BOA designation would be approximately a 12-month process. This will include committee and community meetings, public outreach, drafting a plan – inventory & analysis, recommendations, and reviews.
- Chazen asked the steering committee about their vision for the project and any goals they would like to achieve.
  - Collaboration and communication between the Village and Town.
  - The need for a gateway into the Town/Village.
  - To see several key sites integrated with the whole Village and Town.
  - Engage business owners and developers to the town, and attract developers, with resources spread thin.
    - Chazen noted their past success holding developer forums and the importance of having a clear vision to incentivize development.
    - Chazen noted that slip sheets on key properties could be prepared as part of the planning process.

- The importance of not separating the experience in either the Village or Town but having a unified community character that seeks to benefit both (with uses appropriate for each), while still retaining a small-town feel.
- The importance of creating public awareness about the BOA process and engaging with the public early in the process.
- The desire to attract and retain residents, businesses, jobs, etc. and to find the appropriate balance of uses that will complement community and also facilitate economic growth.
- Chazen asked the steering committee about issues and opportunities in the study area and potential key sites. Chazen took notes virtually on a map of the BOA study area, while the steering committee voiced their ideas and concerns:
  - Dunbarton Mill:
    - This site as a primary focus and an important site in the Village.
    - There was previous discussion in the Village of developing a hotel on this site but the need to ground any recommendation in economic feasibility (i.e., whether any hotel developer would be interested).
      - Chazen noted that a market analysis will be prepared as part of the BOA Nomination and that more site-specific economic feasibility studies (e.g., pro formas) could be prepared, if feasible within the project budget and desired by the committee.
    - The Village has been pursuing acquiring the site through eminent domain, however this cannot proceed without a more concrete understanding of the site’s environmental contamination and costs to address. The Village previously applied unsuccessfully for funding to take this next step through the EPA Brownfield Program. This member asked the committee to test for potential contamination on this site, as it was industrial use.
      - Chazen noted that testing would not be conducted as part of this planning process, but that this work could be undertaken through DOS BOA funding once designated.
    - Given the site’s size, there is potential for both public space and private developers coming up with uses for the site.
    - The property is currently zoned for industrial. The zoning will likely need to be updated.
    - Chazen noted that they will be having structural engineers visit the site to determine which buildings are reusable.
  - Roundabout Gateway/Suburban Propane:
    - This site is underutilized (the property is said to only use 20% of the property currently), undervalued, and currently utilized for tank storage.
    - Methods to attract developers that would successfully approach this site and its potential should be explored.
    - A developer offered to purchase the site several years ago and resell it for business, but the current property owner did not accept the offer.

- The Town's commercial zoning district encourages density, and that a lot could go into the development of the site if there was an interest.
- The potential for the current property use relocate should be explored, including identifying another viable spot that could accommodate the use.
- A committee member asked what is under the site; and, if there is contamination in the soil. This member stated that previously a gas station existed on the corner and to assume contamination.
  - Chazen noted that as part of this plan, they would look at records for tanks, spills, remediation, and any issues that may indicate contamination on the site (and throughout the BOA).
- The committee was interested in how a recommendation for remediation could be achieved in the case of redevelopment. Chazen stated that a remediation would be recommended if there was any indication of potential soil contamination.
- Property owners at the Roundabout and north along Route 40 have been consolidating parcels in recent years. These owners should be engaged in the process to better understand their plans for the properties.
- Former Kmart Plaza:
  - A gas station was located on a portion of the site in the 80s, and it is unclear if underground storage tanks (USTs) were properly removed.
  - There is a major opportunity to engage with the site owners to explore increasing density, as the parking lot is too large for the parking demands of the site uses. There has been increasing interest among mall developers to increase density and introduce a greater range of uses (including residential) in recent years.
  - The committee expressed their worry that about the site only having big box stores, rather than locally owned businesses.
- Former Cumberland Farms:
  - This site is currently vacant, and there is no information on what is happening on the site. A committee member suggested that Chazen reach out to a representative of the property owner to get more information on the site.
  - The tanks and gas pumps are still on the site and it is unclear what ownership is planning to do with the tanks on this site. The tanks are a liability, so removing the tanks would be in their best interest.
- Rock Street Park:
  - The park is underutilized and not much is happening on the site.
  - The park is difficult to access, as residents are unable to cross the river directly to get to the site.
  - It is a great recreational boating access point.
  - The status of the trails that previously lead to the east of the park is unclear.
- Other Sites:
  - The beekeeping store that currently operates from a large parcel in the BOA study area is planning to relocate to Easton

- The former tavern by the Dunbarton site is currently used as apartments and is a key entry point to the Dunbarton site.
- The railroad area should be considered as a potential site for redevelopment, as it may be available at some point. The owner recently fixed the underpass but can't have trains go over due to limited resources to fix the bridge. With the exception of that area, the remainder of the railroad tracks property within the BOA study area is at-grade.
- The former Eddy Plow Works building is a 7-acre parcel within the BOA and along the waterfront, of which a portion is leased to hydro (1/3<sup>rd</sup> of properties each). This property is under contract; however, the committee is unsure of what the plans are for the property.
- Dams:
  - There are multiple dams in the study area.
  - The dams were beginning their FERC relicensing
  - It is important to involve the dam owners so that they are aware of the vision and potential investment being made.
  - Interest in showing the advantages and disadvantages of the active hydro uses.
  - The Village previously discussed potential purchasing the hydro facilities, but it did not make sense from an economic perspective. Other uses could be more economically advantageous for the property owner and for the Village.
- Infrastructure:
  - Broadband is generally available throughout the study area.
  - There is a natural gas line along Rt.29 that follows the location of the paper mills. The Village and Town have discussed with Natural Grid about extending natural gas to adjacent streets but, to date, they have not been open to making any extensions.
  - The Village and Town are currently working with an engineering firm to explore the feasibility of a potential extension of the Village water lines up Route 40 to the roundabout. The Village has confirmed that they have capacity.
  - Chazen noted that one component of the inventory and analysis will be mapping and describing existing infrastructure.
- Existing Village Zoning:
  - The Village's existing zoning had made majority of the lands non-conforming, and there are outdated provisions in the Village's Zoning Code.
  - Chazen is in the process of preparing a targeted zoning code update to implement the Main Street recommendations from the 2019 Streetscape Plan. Chazen asked the committee to think about zoning code improvements during the planning process, and to focus on what is needed for the site to gain approval.
- Natural Resources:
  - The committee noted that constraints such as wetlands, steep slopes, and flooding should be inventoried.
- The committee discussed public engagement. Chazen noted that they will be initiating Main Street business owner calls as part of the market analysis and will also be providing the Village and Town

with information to post on their respective websites. Chazen indicated that the committee will be developing the stakeholder engagement strategy at the next meeting. The committee provided some preliminary ideas:

- Identify local people and businesses who would want to be involved in the BOA.
  - Mayor Fuller (Village) and Supervisor Ward (Town) participating in interviews with the local newspapers, information and regular updates on the Village’s and Town’s websites, and joint meetings with the public and Town/Village.
  - Involving the public early to help formulate visions and goals. The members stated that they did not want the public to just react to proposed recommendations but be active participants in providing and formulating the recommendations along with the committee.
- Chazen discussed the other consultants that will be a part of the planning process and when they will become involved:
- WXY architecture + urban design, a NYC-based firm, will be assisting in the master planning of the Dunbarton site, including joining for some committee meetings, participating in public engagement exercises, and a site visit.
  - Sidekick Creative, a local Glens Falls marketing and design firm will be assisting in preparing the final report and visuals, including an executive summary for the project and slip sheets on key properties.

**Action Items**

1. Chazen will reach out to committee members, coordinate, and send out potential dates to set up the second meeting two to three months from now.
2. Committee members will send contact information of key main street owners from the Village and Town (and community) to add to the already compiled list on file from 2019 outreach.
3. Chazen will coordinate with Village and Town to notify the public of the BOA and concurrent zoning update.
4. Chazen will prepare the initial inventory and analysis and market analysis, including business owner outreach.

**Meeting adjourned (4:30 PM)**

**BOA Advisory Committee Meeting #2 Summary**

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** May 25, 2021 at 2:00 PM  
**Meeting Location:** MS Teams  
**Summary Writer:** Krithika Prabhakaran  
**Issue Date:** March 28, 2021

**Attending:**

<u>Attendee:</u>	<u>Representing:</u>
Tanushri Kumar	NYSDOS
Pamela Fuller	Mayor, Village of Greenwich
Donald Ward	Supervisor, Town of Greenwich
Jill Tefft	Trustee, Village of Greenwich
Jeff Duxbury	Board Member, Town of Greenwich
William Tompkins	Planning Board Chairman, Town of Greenwich
Tom Graves	Business Owner, Town of Greenwich
Lorraine Ballard	Executive Director, Battenkill Conservancy
Andy Kelly	Village Attorney, Village of Greenwich
Caitlin Vollmer	Zoning Board Member, Village of Greenwich
Jane Dowling	Clerk, Village of Greenwich
Norabelle Greenberger	Chazen, A LaBella Company
Krithika Prabhakaran	Chazen, A LaBella Company

**Discussion**

- Chazen provided an overview of the inventory & analysis.
- Chazen reviewed the study area’s demographics, which were based on 2010 census data and ACS data. Chazen stated that they will update the demographics information based on the new 2020 census data, as some of the ACS population data appears to be inaccurate.
- Chazen reviewed the study area’s land use and zoning. Chazen stated that it is important to note that the Village does not have a Planning Board or Site Plan Review.
  - o Chazen emphasized that the Town already includes a commercial district along Route 29, which aims to create a pedestrian friendly mixed-use corridor; however, this vision is not seen or implemented in the actual study area. Chazen suggested that the Committee think about the other ways to encourage mixed-use development as part of the BOA planning process, as the district’s values align with the Committee’s vision.

- Chazen reviewed brownfield, abandoned, and vacant sites within the study area location, and which sites would likely require Phase 1 testing.
- Chazen reviewed the differences between vacant, abandoned, and underutilized sites, and identified them within the study area map.
  - o Chazen reviewed the abandoned and underutilized site document that they will provide the Committee to review. Chazen asked that the Committee confirm that the sites are correctly identified and provide additional sites that fall into these categories if need be.
- Chazen reviewed land ownership patterns within the study area.
- Chazen reviewed parks and open space and noted that the Committee should think about whether recreation infrastructure is adequate to serve the Town portion of the study area, when considering increased housing in the area. Future trends indicate that there will be a larger younger demographic in the study area; hence, Chazen noted that the Committee will need to evaluate if future needs for more actively programmed spaces would be met.
  - o Committee confirmed that the Village property close to the kayak launch area is cleared but nothing has been done there. A plan for improvements was made, but no improvements were made.
- Chazen reviewed historical and archaeological resources within the study area.
  - o A committee member asked if it was possible to identify the type of remains or deposits that were found (the reasons behind the archaeological sensitivity areas defined by SHPO). Chazen stated that they would review SHPO's online system to see if this information is available.
- Chazen reviewed existing transportation systems within the study area. The Committee confirmed that the railroad in the study area is currently inactive and trains cannot use the Battenkill overpass bridge. (Portions of the rail to the east are being used.)
  - o Chazen stated that the underutilized rail line is envisioned as a "potential trail corridor" in the Statewide Greenway Trails plan. This could provide an impetus for other land uses that could support the greenway trail, which the Committee should explore as part of the BOA planning process. The rail lines are of interest to the Committee in terms of providing public access to the waterfront.
  - o A committee member stated that the Battenkill railway owns the land within the tax parcel but not the actual rails. NE railroad is the nonprofit that leases the right to store the cars on the tracks and has a contract with the State of NY.
- Chazen reviewed water and sewer system infrastructure.
- Chazen noted that the two hydroelectric facilities are not active and not operational, and the Committee should consider (as part of the BOA planning process) whether they want to continue hydro operations on these sites, or an alternate use.
  - o A Committee member described the current status of the hydro facility's relicensure and encouraged the Village (and community members) to submit any questions or concerns about the facilities by July 5, 2021. They stated that this would be an opportunity to make the licensing agencies and hydro company aware of Committee requests. This Committee member stated that the hydroelectric facility owners have not done anything to enhance its properties for public access, and that it is important to make them aware of the Greenwich streetscape plan, and the Village's interest in creating waterfront access.

- o The Committee also identified the lack of signage at the dams to facilitate landward connections around the dams.
- o The Committee stated that the hydroelectric facilities produce very minimal alternative energy and require answers regarding what the purpose of the facility is, and the financial assistance required to maintain it.
- Chazen reviewed natural resources/environmental features.
  - o Chazen provided examples of planning implications of being above a principal (high yield) aquifer. The committee noted that the Village's wells are in the principal aquifer. The committee also noted the current presence of on-site septic systems above the aquifers.
  - o Chazen stated that most of the soil in the study area is suitable for most types of development, such as residential, commercial, and passive recreation development. Some soils may provide limitations based on soil type as well. NAC soil, located along Meader Road, is a difficult soil type for development, due to its shallow depth of bedrock. This limitation should be considered when thinking of potential future uses on the site, considering the existing business on the property is in the process in relocating.
- Chazen reviewed the economic and market analysis of the study area.
  - o The Committee asked Chazen if any studies had been done indicating the number of Airbnb units in the Village. Chazen responded saying that there are three Airbnbs within the study area (based on a March 2021 review), but this might be an underrepresentation.
  - o A Committee member noted that the leakage analysis could be interpreted differently: rather than focusing on filling existing gaps, existing businesses that are here can represent a hub that can be built upon.
  - o The Committee noted that the Town is already a commercial hub for southern Washington County.
- Chazen reviewed potential methods of public engagement:
  - o Online engagement
  - o Stakeholder outreach
  - o Visioning event at Whipple City Days + survey
  - o Subcommittees/working groups
  - o Self-guided study area tour
  - o Other committee ideas
- The Committee provided the following feedback on the engagement methods:
  - o The Committee requested Chazen to post large parcel maps of the study area at key locations (Village Hall, Library, etc.) in the Village for the public to review. Chazen stated that they can print and mail parcel maps for the Committee, and also post maps at the Village Library and other key locations as part of the public engagement piece.
  - o A Committee member mentioned publishing another article about the project in the Village newspaper. The article could comprise of information about the steering committee, committee roles and responsibilities, work done thus far, and public engagement. The Committee agreed that this would be a great idea, and Chazen stated that they would work with the Mayor on this article.
  - o A Committee member stated that the library is doing their grand reopening at Whipple City Days, and that Chazen could possibly post project-related information at the library

for the public to view. Chazen stated that this would be a great idea, and that they would have a booth at Whipple City Days, and that they intend on having notepads, surveys, and an interactive activity for public to provide input on the project. Chazen said that they would use the library as a key resource to leave project related materials.

- A Committee member stated that Chazen should provide a disclaimer in the project material stating that the project is part of a grant, and therefore lead to a particular outcome. The end result of the planning process will not result in sweeping changes, but instead a set of clear results from their input and feedback. The Committee made it clear to provide the public with realistic expectations of the project.
- Chazen suggested that three subcommittees should be made for focus groups:
  - Waterfront Committee
  - Dunbarton Site Committee
  - Roundabout/Gateway Committee
- Chazen stated the importance of engaging different interest groups, recreational groups, neighboring committees, etc. into these focus groups, to gather a wide perspective of needs to inform the project.
- Chazen noted that WXY will be conducting a site visit of the Dunbarton property on June 29 and that committee members are welcome to attend.
- Chazen stated that the next committee meeting will be in July/August. A meeting date and time will be sent closer to the meeting date.

**Action Items**

1. Committee will **by June 8, 2021**:
  - a. Send feedback on inventory and analysis.
  - b. Indicate interest in participating in the June 29<sup>th</sup> WXY site visit.
  - c. Provide Chazen with contacts and information regarding people/groups/parties that would be interested in participating in the subcommittees, focus groups, and stakeholder meetings.
2. Chazen will:
  - a. Draft a community and stakeholder participation plan.
  - b. Conduct the 1st public event at Whipple City Days on June 19, 2021. Here, Chazen will have a dedicated booth, where they will provide project information and hand out surveys for the public to take.
  - c. Share project related information and outreach to put on the Village’s facebook page.
  - d. Provide and post project materials at the Library during Whipple City Days. (Chazen will use the library as one of the key public sites to disseminate information and public outreach regarding the project).
  - e. Provide more detailed information on the June 29 site visit time.
  - f. Complete the Dunbarton building structural assessment report.

**Meeting adjourned (3:47 PM)**

**BOA Advisory Committee Meeting #3 Summary**

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** August 3, 2021 at 1:00 PM  
**Meeting Location:** MS Teams  
**Summary Writer:** Krithika Prabhakaran  
**Issue Date:** August 10, 2021

**Attending:**

<u>Attendee:</u>	<u>Representing:</u>
Lesley Zlatev	NYS DOS
Pamela Fuller	Mayor, Village of Greenwich
Donald Ward	Supervisor, Town of Greenwich
Jill Tefft	Trustee, Village of Greenwich
Jeff Duxbury	Board Member, Town of Greenwich
William Tompkins	Planning Board Chairman, Town of Greenwich
Lorraine Ballard	Executive Director, Battenkill Conservancy
Andy Kelly	Village Attorney, Village of Greenwich
Jane Dowling	Clerk, Village of Greenwich
Norabelle Greenberger	Chazen, A LaBella Company
Krithika Prabhakaran	Chazen, A LaBella Company

**Discussion**

- Chazen introduced the new DOS representative, Lesley Zlatev.
- Chazen provided an overview of what has occurred since the 2<sup>nd</sup> Committee meeting:
  - Inventory & analysis updates
    - Chazen stated that they are waiting for census data to be released this fall to confirm Greenwich’s population data.
  - Greenwich Public Participation Plan
  - Whipple City Days – public outreach event
  - Visioning Survey
- Chazen provided a summary of the Visioning survey results and stated that there was a high response rate of 125 respondents. The survey results reflect responses from both the online & paper surveys.
- Chazen presented the drafted Vision Statement and Goals, noting the importance of establishing these overarching pieces to guide recommendations and more targeted (site-specific) plans:

- A committee member stated that the phrase “Inherent assets” is vague. The Committee preferred to replace this phrase with “natural and agricultural assets” instead.
- In regard to this sentence in the vision statement: “The Committee envisions increased awareness, connectivity, and accessibility from Downtown to the Battenkill waterfront.”
  - Committee members highlighted that the term “Downtown” was too Village/Main Street focused, and instead wanted to focus on bringing a community-wide connection to the waterfront.
- A Committee member stated that currently, the waterfront is not utilized, maintained or taken care of at the existing Village waterfront park; Greenwich needs more public efforts, assets, money, and maintenance to protect its waterfront. This member stated that acquiring additional lands does not make sense, and that we (Greenwich) have to highlight what we have.
- A Committee member stated that the vision statement seems a little more village-centric, and asked how to include more information in the vision statement about the Town?
  - Chazen stated that there is a gateway/Route 29 subcommittee as well, and that committee will be generating more specific strategies tailored to the Town, in relation to infrastructure and infill development.
- A Committee member suggested that if one of the main impediments from the survey responses is the tax burden, it is important to have an explicit statement regarding expanding the tax base in the vision statement or goals. Chazen stated that this would be added as a goal.
- A committee member stated that it was important that Greenwich also had an agricultural goal, since agriculturally based industries are an important aspect of the Town of Greenwich’s character and economy.
  - A committee member stated that Greenwich needs to ask how its commercial center can connect with agricultural uses and provide supportive uses promoting agricultural business.
  - Another committee member stated that Greenwich is not really targeting specific economic development and questioned whether agriculturally connected businesses would be an outlier considering the community’s overarching goals.
- Chazen requested the committee send any additional feedback on the vision and goals by August 6, and Chazen would circulate an updated version. The goal is to have a draft before the subcommittee meet to guide those conversations.
- Chazen provided a status update on the subcommittees/focus groups. The goal is to have first meetings in August to identify priorities and then develop recommendations in the fall.
  - Dunbarton
    - Chazen’s structural engineers took a look at buildings on the Dunbarton site and prepared a report on the buildings’ conditions.
    - Chazen conducted a site visit with the subcommittee and WXY, as they are leading the site planning efforts
    - According to the visioning survey, parks and recreation is a large interest for the site.

- Waterfront
  - Chazen established a focus group, including other (non-committee) stakeholders; this focus group will look at priorities and where we want to focus on first.
- Gateway/Roundabout
  - Committee members have expressed interest in participating, and Chazen is awaiting feedback on any other (non-committee) stakeholders to include.
  - A member stated that it would be great to have one or more property owner(s) (e.g., car dealership, Glens Falls Hospital) in this group.
  - The Committee noted that a portion of the Glens Falls Hospital property is vacant but envisioned for development. Chazen will add this site to the underutilized sites map.
  - A committee member stated the importance of getting more property owners involved with the project.
- Chazen noted that the recommendations will not be limited to these sites and asked the committee to provide input on any other key (strategic) sites r in the BOA.
  - Chazen stated that they would be in touch with the Battenkill Railroad owner, to understand their long-term plans.
  - Chazen asked about the status of a larger property owner/business in the Town portion of the study area that is currently building a new location. The Committee indicated that the business will slowly be transitioning to the new location and eventually plans to move out of its current location. Chazen noted that the site has development constraints (e.g., slopes and soil types) and suggested that the Committee think about lower intensity uses (e.g., recreation) to support the housing/mixed use envisioned along the Rt. 29 corridor.
  - Chazen noted several other Town sites close to the Village border, including the former gas station property and the large plaza, that could support infill development.
  - Chazen stated that there is an interest in seeing increased usability of Village Hall in the BOA study area, especially in portions that aren’t usable now.
  - Chazen stated that there are conversations about a dog park in the BOA study area as well.
  - Chazen emphasized that any existing planning work (e.g., the streetscape plan), can be folded into this BOA DOS-funded planning document, which opens up opportunities for implementation funding.

**Action Items**

Chazen will:

- a. Circulate a revised Vision and Goals document incorporating Committee comments from the meeting. - **Completed**
- b. Conduct Subcommittee/Focus Group meetings in the month of August.

BOA Committee will:



**Department of State**

*This document was prepared for the New York State Department of State with the funds provided under Title 11 of the Environmental Protection Fund*

- c. Send any additional comments on the Vision and Goals document by Friday 8/6/2021. - **Completed**
- d. Send feedback other priority sites by August 17th

**Meeting adjourned (2:50 PM)**

**Dunbarton Subcommittee Meeting #1 Summary**

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** August 4, 2021 at 3:00 PM  
**Meeting Location:** MS Teams  
**Summary Writer:** Krithika Prabhakaran  
**Issue Date:** August 25, 2021

**Attending:**

<u>Attendee:</u>	<u>Representing:</u>
Pamela Fuller	Mayor, Village of Greenwich
Jane Dowling	Village Clerk
Jill Tefft	Trustee, Village of Greenwich
Andrew Kelly	Village Attorney
William Tompkins	Planning Board Chairman, Town of Greenwich
Adam Lubinsky	WXY
Chris Round	Chazen, A LaBella Company
Norabelle Greenberger	Chazen, A LaBella Company
Krithika Prabhakaran	Chazen, A LaBella Company

**Discussion**

---

- Chazen provided an overview of the agenda.
- WXY presented the objectives for the Dunbarton site:
  - o Preserving: Importance of researching the property, thinking of ways to preserve the buildings that are salvageable, and becoming familiar with the history of the site.
  - o Connecting: Dunbarton site connects to the village center and the waterfront through a combination of visual connections, pedestrian connections, and vehicular connections.
  - o Celebrating: Village has an opportunity to celebrate a dramatic waterfront site in this location, as this site includes a dam as well as a waterfall.
    - Since the site includes spaces between historical buildings, nature, and waterfront, there is the opportunity of bringing a public aspect to it
  - Expanding: Suggested possibility to expand development opportunities to support the Village in various ways. Can be a place where people enjoy food, culture, art, hospitality
    - Also important to determine how much space to leave open for developers to assess and develop opportunity areas.

- WXY reviewed the existing conditions of the site, including its large size; relationships with the riverfront, railway line, and village center; flume (need to investigate further); historic foundation walls; irregular shape where the northwestern and southeastern ends are constrained due to limited access, slope, and size.
  - o WXY asked to keep in mind possibly linking in some of the waterfront property owners as well to have a discussion as to how their portions of the waterfront could or may be used.
- WXY provided a background of Dunbarton Mill History, including the original uses of each of the remaining buildings on-site.
- WXY reviewed their Brownfields Map, noting that the Dunbarton site and most adjacent properties are brownfields.
- Committee members asked if there could be a Riverwalk along the floodway. WXY stated yes, that is definitely a possibility. WXY requested that the committee think about providing public space in the larger areas of the floodway, where larger development is somewhat limited.
- WXY reviewed site opportunities and constraints:
  - o Limited development potential across the whole site due to steep slopes. . WXY suggested looking at the site as two levels: 1) Town and Village level 2) Water level, and to have a separation of uses.
  - o Each end of the site is constrained with slopes and access
  - o Some structures can be preserved and repurposed
  - o Developable areas (accounting for constraints) all ~1 acre
  - o Most direct access to Village center via John Street.
    - Committee noted that John Street is a narrower, residential road and suggested Hill Street (a major connector road) and Corliss (where existing commercial uses) noting traffic concerns.
  - o Battenkill Rail potential to be a greenway trail for short walk to Village Center.
    - Chazen noted that the distance comparable to that between Main Street and Rock Street Park.
  - o The Committee discussed the possibly of adding a neighboring commercial site into the redevelopment plans, as it would improve access and visibility to the site.
  - o Opportunities to repurpose the buildings. Discussed buildings that would be worth preserving.
- Chazen and WXY stated that it is important to bring developers at some point into the conversation, to ground truth and look at the site from a financial/feasibility standpoint from an outsider perspective.
- Chazen provided a recap and overview of the visioning survey in relation to uses on the Dunbarton Mill Site.
  - o The Committee mentioned that perhaps there was a low response rate regarding hotels due to not knowing whether it would be for the community or outside tourists.
  - o The Committee expressed concern regarding having swimming allowed at the site, due to fast current, deeper channels, and possibility of drowning/liability concerns. However, Committee noted the lack of local swimming options since the closure of the Town of Greenwich Beach. WXY noted that the team can look further into concerns related to swimming.

- o The Committee noted that boating/kayaking limited due to the obstruction of the dam and fast currents, may be limited.
- WXY presented precedents to the Committee that show examples that meet the objectives for the Dunbarton site. The Committee provided the following comments:
  - o Interest in open air/building reuse.
  - o Community interest in having an ice rink again.
  - o Potential for a waterfront amphitheater on constrained northwestern portion of the site.
  - o Interested in looking at other examples of cohousing model.
  - o Buildings could be taller than two stories and still fit in with community character.
- WXY presented potential activity zones for the site, including housing closest to the roadway, public waterfront, and a mix of uses in between (recreation; restaurant/food and beverage; and/or cultural)
- The Subcommittee discussed housing trends, including the need for senior housing, increasing overall demand for housing in Greenwich, and a growing need for housing (rentals) for young adults.
  - o WXY noted that senior housing is both a way of providing a place where long-term residents can stay in their own community; and, also as a way to release some housing stock in the community for new families to potentially move into.
- The Subcommittee discussed the approach to involving developers in the planning process. WXY/Chazen indicated that developers want to understand site constraints and the approval process. The Subcommittee discussed having a virtual developer forum and a site visit, using WXY's renderings and concepts to demonstrate site opportunities and constraints, and gain feedback.
- The Subcommittee discussed the site's industrial zoning and the need to update the zoning. A Subcommittee member stated that almost everyone would agree that Greenwich would need to change the site's zoning from industrial to something that allowed more uses. Another member suggested that they could possibly make it Comm-1, which permits multifamily, residential, and commercial uses. Chazen suggested that the Village explore updating the zoning to be in line with the BOA vision, as a municipality, instead of developer-initiated zoning amendments
  - o Chazen noted that to the Subcommittee should keep in mind that the Village does not have currently have Site Plan Review. Chazen suggested that if Greenwich were to update the site's zoning, it should consider a more tailored zoning (e.g., PUD) and other review mechanisms, such as site plan review.

**Meeting adjourned (5:00 PM)**

**Roundabout/Gateway Focus Group Meeting #1 Summary**

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** August 12, 2021 at 2:30 PM  
**Meeting Location:** MS Teams  
**Summary Writer:** Krithika Prabhakaran  
**Issue Date:** August 25, 2021

**Attending:**

<u>Attendee:</u>	<u>Representing:</u>
Kyle McPhail	Property Owner/Developer
Jeff Duxbury	Town Board
Donald Ward	Supervisor, Town of Greenwich
William Tompkins	Town Planning Board
Norabelle Greenberger	Chazen, A LaBella Company
Krithika Prabhakaran	Chazen, A LaBella Company

**Discussion**

---

- Chazen made introductions and provided some background on the BOA planning process.
- Chazen presented the BOA vision statement and goals to the focus group. The focus group requested that Chazen add more focus on ‘businesses’ as an important element of the community’s vision. The revised last sentence of the vision statement with additions noted in **bold** is included below:
  - The Committee envisions the study area as a place where existing residents **and businesses** can thrive, and new residents **and businesses** are welcomed.*
- Chazen reviewed the geographic extent of the roundabout/Route 29 focus area and asked the focus group what their priorities are for this corridor and what they envision:
  - o Members expressed that water and sewer infrastructure are key to new residential/commercial development coming into the area
  - o Members stated that they want to prioritize commercial and housing within the gateway, however, not prescribe certain commercial uses, but leave options open for developers.
  - o Members expressed how the corridor already has amenities such as a gym, YMCA, and hospital and could be a good location for senior housing.
  - o Members stated that supporting medical office could be appropriate for the area.
  - o Members requested buildings with an architectural interest and appeal.

- o Members highlighted the need for hotel/motel (i.e. Comfort Inn type) or places for RVs
- Chazen reviewed the study area properties and priority sites in the gateway/roundabout area that are either abandoned, underutilized, vacant, and/or brownfields. A summary of comments provided by the focus group for each site is provided below.
  - o Suburban Propane: The site is at a convenient, well-traveled location for a consumer-oriented place to stop. The corner where the building is could be a gas station/convenience store, while the rest of the site could be any type of commercial use. The committee stated that they are always looking for competitive gas stations in the area and there is a need for a gas station with easy truck access. Not interested in overly restricting design requirements for the site.
  - o Greenwich Mobil Mart: Interest in seeing abandoned car wash put back in use. Issues that were stated include car wash equipment corrosion due to recycled water being use. However, municipal water might address this issue. This is not a key site for redevelopment.
  - o Glens Falls Hospital:
    - When approved, there was another phase of development. Unclear on what original plans were (uses, location) and what the hospital’s plans are now for that undeveloped site.
    - This site could be used as a senior housing site, as it is very accessible to the supermarket and other medical services. One concern with residential uses is street noise, which could be addressed through setbacks or window/wall attenuation.
    - If the PAD site was subdivided and sold, it would potentially be taxable property, supporting the BOA "increasing the tax base" goal.
    - The site’s steep slopes to the waterfront make access to the waterfront difficult.
    - Any new building on the street should be consistent with/complement the existing Glens Falls Hospital building design, but have more of a street presence.
    - Members stated the need for parking that is accessible to businesses in front. Currently this is not allowed by zoning, as parking can only be in the rear & back end of the property.
    - Members stated that this site is a prime location that lends itself to a lot of different developments/uses. If within budget/scope, multiple site plans of different options might help the discussion with the property owner.
  - o Greenwich Ford: Members stated that this site will potentially expand parking to the northern section of the property, that is now part of same parcel, or maybe add a car wash. This is not a key site for redevelopment.
  - o Potentially Vacant Residential Property: Members stated that this site might not be vacant and is owned by a family that owns a restaurant in town that was potentially considering relocating to the site at one-point. Relocating the restaurant is unlikely given its current success and the costs associated with relocating. This could be a good building for a restaurant. Members stated that there is a demand for a Greek-style diner in this location.
  - o Mixed-Use Property at Hannaford Intersection: Site currently has apartments and active business run out of the red building on-site. Site constrained by steep slope in rear. Great

access to support more commercial uses while potentially still allowing existing business to remain in-place.

- Better Bee: Property was recently subdivided; larger rear portion is residential with no plans for redevelopment. Current commercial portion will be vacant after business relocates. Members stated that there may be deed restrictions on the business lot. Members stated that the power lines in the back and ledge made the site hard to develop. However, this is a good site for residential as it is accessible to the Main road (while having its access off Route 29) and close to amenities and services.
- Big Lots Plaza: Members stated that there was a gas station in the late 1980s/90s at the eastern end of the site, but it is unclear if tanks were removed. Interest in infill development, potentially restaurant/commercial uses by south end of site and between entrances.
- Former Cumberland Farms: Interest in seeing an easy in and out business (e.g., liquor store, NAPA). Need to find out about any restrictions from non-compete clause.

**Next Steps**

- Chazen will:
  - Follow up with Bill Tompkins to get the Glens Falls Hospital plans & the Cumberland Farms contact
  - Follow up with Jeff Duxbury to get the deed restriction information for Better Bee
  - Contact the property owners for all of the identified key/strategic sites
  - Develop preliminary recommendations for relevant key/strategic sites prior before the next focus group meeting.

**Meeting adjourned (4:00 PM)**

**Waterfront Focus Group Meeting #1 Summary**

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** August 12, 2021 at 5:00 PM  
**Meeting Location:** MS Teams  
**Summary Writer:** Krithika Prabhakaran  
**Issue Date:** August 25, 2021

**Attending:**

<u>Attendee:</u>	<u>Representing:</u>
Pamela Fuller	Mayor, Village of Greenwich
Lorraine Ballard	Executive Director, Battenkill Conservancy
Norabelle Greenberger	Chazen, A LaBella Company
Krithika Prabhakaran	Chazen, A LaBella Company

**Discussion**

---

- Chazen presented the planning context for the site, an overview of vision & goals, visioning survey results, and the 2019 streetscape plan.
  - Chazen noted that as part of the 2019 Streetscape Plan, a waterfront park concept was developed and that, at the time, the property owner permitted Chazen to include the plan in the public document.
    - A Focus Group member noted that there was a site visit scheduled at the site related to the hydro facility's relicensure and this plan, as well as any goals/recommendations from the larger BOA effort, should be submitted during the 60-day comment period.
- Chazen provided an overview of the BOA study area boundary and constraints, including The Three dams; Steep slopes; NWI wetlands; Lack of access in certain areas; Floodplains; and the many privately owned parcels, making comprehensive/extensive waterfront access more complicated.
- The Focus Group discussed Key Sites, selected for their larger waterfront access and/or strategic location:
  - 40 Rock Street - Battenkill Hydro: Large site adjacent to Village park. There is an opportunity with relicensure to see if the owner would be able to improve public access to the site. Members felt that bridges would be necessary to access the islands, as it would be dangerous to cross with the existing bridge.

- Washington Co. Co-Op Insurance Waterfront Parcel: Large site located adjacent to publicly owned land (USPS). No street frontage. Located near islands and less restricted by slope. Worth starting a conversation with the property owner to talk about the site and their long term vision for the site.
- 73 Main St Island: Associated with future ASA property and unclear on plans. Important to reconnect with owners to discuss the island property
- Battenkill Hydro (Site 2) – Mill Hollow: Envisioned as a park in the 2019 Streetscape Plan
- Main Care: 7-acre waterfront property; brownfield and underutilized. This property is a key link between Dunbarton and Mill Hollow. Site constraints include wetlands, which makes building in this area difficult.
- Dunbarton: Chazen provided an overview of the Dunbarton subcommittee meeting to the committee as well as site opportunities. The Focus Group discussed liability concerns around swimming that were raised during the Dunbarton subcommittee meeting. A Focus Group member noted the difference between having a designated/official “beach” and simply water access (that people use to swim, boat, fish, etc.).
- The Focus Group indicated the following priorities for the waterfront:
  - Providing the community with a waterfront esplanade/greenway trail
    - Easements for select (small and narrow) waterfront properties should be explored.
  - Making the river more accessible and inviting
  - Improving existing waterfront assets/access points
  - Creating island connections
  - Possibility of removing the dams due to difficult portage around the dams was discussed, although this would be an expensive alternative (so not a priority).
- Chazen stated that they would look to find who the owner is of the first dam to the southwest of the Battenkill.

**Next Steps**

- Chazen will:
  - Contact identified waterfront property owners to discuss plans for their properties.
  - Attend the August 24<sup>th</sup> hydro site visit.
  - Research ownership of the dam located at the Dunbarton site.
  - Develop preliminary recommendations based on input from the meeting and follow-up stakeholder conversations.

**Meeting adjourned (6:05 PM)**

**Roundabout/Gateway Focus Group Meeting #2 Summary**

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** October 1, 2021 at 1:00 PM  
**Meeting Location:** MS Teams  
**Summary Writer:** Krithika Prabhakaran  
**Issue Date:** October 7, 2021

**Attending:**

<u>Attendee:</u>	<u>Representing:</u>
Jeff Duxbury	Town of Greenwich, Town Board
William Tompkins	Town Planning Board
Norabelle Greenberger	Chazen, A LaBella Company
Krithika Prabhakaran	Chazen, A LaBella Company

**Discussion**

- Chazen provided a recap of the public outreach and an overview of the types of interview questions asked.
- Chazen provided takeaways from the outreach key study area property owners and representatives. The Focus Group then provided their thoughts and comments for each site.
  - ❖ Suburban Propane:
    - Chazen’s takeaways:
      - Owner confirmed existing uses/bulk storage. Unclear on contamination.
      - Owner plans to tear down existing buildings and potentially add more storage tanks.
      - Owner is not interested in redeveloping the site.
    - Focus Group’s thoughts:
      - Should not devote resources to developing site plan.
  - ❖ Evaluate existing outdoor screening requirements to determine if modifications are needed, given planned future use. Glens Falls Hospital
    - Chazen’s takeaways:
      - Property owner interested in finding complimentary medical tenant for vacant first floor space in existing building.
      - The 2007 approved site plan included a second building and potential expanded parking; however, the owner has no plans to develop the site in the near term.

- Ownership is concerned that if a new building/structure is built where proposed in the 2007 site plan, it may congest the area and visually block the main healthcare building entrance, parking, and accessways; however, ownership is open to reviewing concept plans/ideas.
  - Focus Group's thoughts: Work with Chazen land development team to identify potential site plans that would address property owner concerns and meet plan goals.
- ❖ Li & Chen Residence
  - Chazen's takeaways:
    - This property is currently occupied as a single-family residence.
    - The owners have no plans to develop or sell.
    - Further communication/outreach would likely require translation assistance with the owners.
  - Focus Group's thoughts: Should not devote resources to developing site plan.
- ❖ Skin Diva Med Spa
  - Chazen's takeaways:
    - This site is currently occupied with a multi-use property with 3 apartments and one apartment being used as a commercial spa + makeup business. There is also a vacant barn on the site without septic.
    - The owner has no plans to develop or sell the site in the near term due to complications with multiple property owners.
  - Focus Group's thoughts: Should not devote resources to developing site plan.
- ❖ Former Cumberland Farms
  - Chazen's takeaways:
    - The owner removed the site's underground storage tanks.
    - The owner stated that the site will be listed for sale soon; envisioned for professional office or retail.
    - The terms of sale will prohibit residential/similar uses and any commercial uses that compete with the existing convenience store/gas station, due to the site being a former gas station site.
  - Focus Group's thoughts: Retail would be great in this area because the site is amenable to it and it would bring people to the site. Discussed potential for existing auto business on nearby, constrained property to relocate to this parcel.
- ❖ Big Lots Plaza
  - Chazen's takeaways:
    - There is one 1,600 SF available tenant space in the building that is currently being marketed. The property manager envisions it to be occupied by a personal service tenant (e.g., hair/nail salon).
    - A one-acre site is being marketed at south end of site (the former gas station). Here, the owner is looking for a ground tenant that does not conflict with any of his existing tenants on site and does not block truck loading/access.
    - The lease terms for the existing tenants restrict any development that would hinder lines of site from Route 29.
  - Focus Group's thoughts:

- Interested in evaluating improvements to the underutilized parking lot to bring in conformance with current zoning requirements (e.g., plantings, islands, pedestrian access).
    - Interested in seeing if owner would be open to development to the rear of the south end development site (along graveyard) and on north end of property between the main building and McDonalds, as these areas would not block sight lines.
    - A local diner would be a great option here, as the location is walkable, and the use doesn't compete with the other tenants already on site.
    - Work with Chazen land development team to identify potential site plans that would address property owner concerns and meet plan goals.
  - ❖ Better Bee
    - Chazen's takeaways:
      - There is currently a deed restriction limiting future development of the site.
      - The owner has no plans to develop or sell the site in the near or long-term.
      - The owner would not disclose the timeline for the company's move to Easton.
    - Focus Group's thoughts: Should not devote resources to developing site plan.
- Other Focus Group priorities include the following:
  - Expand water service.
  - Evaluate zoning to allow more than 1 residential unit per half acre.
  - Explore modifying BOA boundary to include additional sites with development potential by the roundabout.
  - Streetscape improvements on the south side of Route 29 to improve pedestrian access to the new Cumberland Farms, which include, reducing speed limit from 40 mph, establishing sidewalks, and improving crossing safety between Cumberland Farms and Big Lots Plaza.

### Next Steps

Chazen will:

1. Research/confirm the Town zoning's screening requirements for outside storage (e.g., districts where applicable, and if only applicable for properties abutting residential uses).
2. Reach out to Big Lots Plaza owner to discuss potential for development in other areas of the site. – **completed**
3. Discuss possibility of study area boundary modifications with DOS representative.
4. Develop concept plans for Big Lots Plaza and Glens Falls Hospital sites.
5. Develop streetscape improvement concept plan for south end (between Village line and Cumberland Farms).

**Meeting adjourned (2:00 PM)**

## Waterfront Focus Group Meeting #2 Summary

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** October 15, 2021 at 12:00 PM

**Meeting Location:** MS Teams

**Summary Writer:** Krithika Prabhakaran

**Issue Date:** October 27, 2021

### Attending:

<u>Attendee:</u>	<u>Representing:</u>
Pamela Fuller	Mayor, Village of Greenwich
Lorraine Ballard	Executive Director, Battenkill Conservancy
Norabelle Greenberger	Chazen, A LaBella Company
Krithika Prabhakaran	Chazen, A LaBella Company

### Discussion

- Chazen presented an update on the waterfront property owner engagement. All property owners were open to including their parcels in the concept development. Concerns and additional considerations applicable to specific sites is provided below:
  - o Parcel 237.5-6-21 (Elbow St) –Concern is ensuring that security is maintained around the oil storage tanks.
  - o Parcel 237.5-4-40 (Main St) –Concerned about the public parking on their property.
- Chazen reviewed the waterfront concept plan and precedent imagery with the subcommittee. Key components are listed below:
  - o Waterfront esplanade from Dunbarton to the existing waterfront trail at Rock Street Park. May take form of boardwalk in areas constrained by wetlands.
  - o Secondary (long-term) island path connecting Main Street (via the USPS Post Office) to Rock Street. Bridge spans would be less than existing Bridge Street crossing.
  - o Wayfinding signage
  - o Portage around dams
- The subcommittee provided the following comments:
  - o Potential for swimming at the Mill Hollow kayak launch site.
  - o Flooding/wet ground at Rock Street Park and wetlands: potential raised boardwalk with opportunities to interact with water.
  - o Wayfinding or proper signage essential
  - o Trail should accommodate walking and biking

- o Don't believe there are any height restrictions for bridges, since no large/motorized boats in this section of the river.
- Subcommittee discussed status of outreach to the rail owner and operator and the short-term potential for rail bikes west of the rail yard and long-term goal of a multi-use trail in this segment of the rail.
- Chazen and the subcommittee discussed the following preliminary list of requests for the FERC relicensure comment letter:
  - o Send Kruger the 2019 waterfront park concept plan (from the 2019 streetscape plan), as well as the waterfront concept plan being proposed as part of the BOA, as attachments to the letter.
  - o For both waterfront concept plans, request expansion of public access, which complies with approved and current working plans.
  - o Request safety measures for both dams in terms of crossing.
  - o Request a maintenance agreement to clear paths to the portage areas.
  - o Request additional funding towards the Village or an agency to install proper signage.
  - o Request greenspace for the Village to use.

### Next Steps

- Chazen will work with the Mayor and Village to prepare the FERC request letter - *completed*
- Chazen will work with their landscape architects on refining the concept plan for the October 25, 2021 Committee meeting. - *completed*
- Chazen will confirm any bridge height restrictions.

### Meeting adjourned (1:00 PM)

## Dunbarton Subcommittee Meeting #2 Summary

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** October 21, 2021 at 10:00 AM  
**Meeting Location:** MS Teams  
**Summary Writer:** Krithika Prabhakaran  
**Issue Date:** October 27, 2021

### Attending:

<u>Attendee:</u>	<u>Representing:</u>
Pamela Fuller	Mayor, Village of Greenwich
Jane Dowling	Village Clerk
Jill Tefft	Trustee, Village of Greenwich
Andrew Kelly	Village Attorney
William Tompkins	Planning Board Chairman, Town of Greenwich
Adam Lubinsky	WXY
Kaija Woullet	WXY
Norabelle Greenberger	Chazen, A LaBella Company
Krithika Prabhakaran	Chazen, A LaBella Company
Arlette St. Romain	Chazen, A LaBella Company
Lesley Zlatev	DOS
Annie Tirschwell	Type A
Andrea Wenner	Type A
Jill Crawford	Type A
Larry Novik	Bonacio
Amber Mathias	Bonacio
Colin Brice	Studio Mapos, Topos

### Discussion

- Chazen provided an overview of the agenda.
- The Dunbarton focus group (including the Mayor and Village staff), Chazen, and WXY provided introductions. The developers provided a background of their teams.
- The Mayor provided a high-level overview of meeting goals for the developers, and Chazen oriented the meeting within the larger planning timeline and end goal of issuing an RFP for the site's development.
- Chazen presented Village context and statistics, as well as a summary of residential and non-residential market trends, including increased housing prices and demand, the need for more

- diverse housing options and senior housing, the recent uptick in commercial activity along Main Street, growing agritourism in/around the Village, and the absence of any hotels in the county.
- Chazen introduced the Dunbarton site within the Village context and provided an overview of the site's history.
- Chazen showed drone footage of multiple vantages of the Dunbarton site, additional site context, as well as the Battenkill River and dam for additional site context.
- Chazen discussed the existing site structures on the site.
- Chazen spoke to the contamination status of the site, including the EPA clean-up activities and lien, the previous Phase II findings, and the need for additional investigation to determine the full extent of contamination, likely cost of remediation, and potential BCP eligibility. Chazen stated that this is a priority Pre-Development activity once designated.
- WXY provided an overview of site constraints and opportunities as well as guiding principles that were the overarching guiding principles for the Dunbarton site. These included the elevation shift, waterfront/floodable zone, view corridor, and historic preservation of certain buildings on the site.
- WXY presented a programming diagram, two test-fits, massing models, and corresponding precedents.
  - o The first test fit shows 30-40 cohousing units, a hotel with a semi-private public space, food and beverage areas, a commercial area, makerspace areas proximate to the waterfront, a recreational area that is envisioned as a pool and ice rink, a cultural amphitheater space, and a waterfront esplanade that trails along the Battenkill.
  - o The second test fit shows 80-100 senior housing units, a hotel with a semi-private public space proximate to the waterfront, food and beverage areas, commercial areas, recreational spaces, a cultural amphitheater space, and a waterfront esplanade that trails along the Battenkill.
- The developers provided the following feedback and questions on the project:
  - o How were the programmatic elements chosen and how were the two concepts formulated?
    - Extensive public outreach that informed programming.
  - o Does the site have access to public infrastructure?
    - The site is connected to public water and the Village applied for funding to evaluate feasibility of expanding public sewer to the site. The Mayor noted the importance of wastewater connection given its waterfront location.
  - o What is the housing price point that is most needed?
    - Additional market research is needed, but is a range. Group discussed benefits of and experience with mixed-income projects. Discussed misperceptions around "affordable housing" but that shift is happening and much can be done to keep the public informed and educated on this topic.
  - o Discussed their past experience working with BOAs and BCPs and the general benefits and constraints of the BOA and BCP tax credits. Eligibility for the BCP would be a major plus for this project.
  - o Identified the following items that would like additional information on before considering responding to an RFP: additional market feasibility research/analysis (housing, potential

- subsidies and grant opportunities, hotel), remediation costs, water/sewer infrastructure, and funding/approach for public component.
- Benefits of mixed-use development over single-use development.
- Concerns around potential groundwater contamination.
- Need to understand what is permitted by zoning. Discussed that current zoning (Industrial) will need to be changed to allow for vision identified in the plan. Developers noted that it would be best for the Village to modify the zoning before issuing an RFP, but should also allow flexibility (e.g., variances).

**Meeting adjourned (11:30 AM)**

## Roundabout/Gateway Focus Group Meeting #3 Summary

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** November 15, 2021 at 1:00 PM  
**Meeting Location:** MS Teams  
**Summary Writer:** Krithika Prabhakaran  
**Issue Date:** November 29, 2021

### Attending:

<u>Attendee:</u>	<u>Representing:</u>
Jeff Duxbury	Town of Greenwich, Town Board
William Tompkins	Town Planning Board
Norabelle Greenberger	Chazen, A LaBella Company
Krithika Prabhakaran	Chazen, A LaBella Company

### Discussion

- Chazen provided updates on Glens Falls Hospital (GFH) & Big Lots Plaza (BLP) property owner outreach. The preliminary concept plans were presented to the property owners who expressed concerns about including in the planning documents. The plans will not be included unless agreed upon by the property owner.
- Chazen presented the findings of the additional market research, which projects demand for:
  - Additional 400 housing units in the Town by 2040
    - Preference of housing types include smaller lot single-family and townhomes
    - 45,000 SF of retail
    - 2,500 – 12,750 SF of food & beverage
    - No office demand
- Chazen discussed priorities and working recommendation development for the expanded study area.
  - 1079-1097 Route 29:
    - Findings from property owner outreach: open to developing a site plan on his property and is seeking to do a mixed-use development with a retail and residential component. More interested in owner occupied than renter occupied. Internal circulation loop connecting Route 29 and 40.
    - Committee agreed with mixed-use idea. Consistent with community preference for development to be focused in hamlet/near existing amenities. Preference for commercial along Rt. 29, with residential on the rear portion of the site.

- Committee discussed site constraints/opportunities: Uphill area may provide scenic vantage points looking over to the Battenkill River, but should also screen neighboring storage use. Stream that runs along the northside of the properties. Natural constraints and soil information will be incorporated into the plan development.
- 2536 State Route 40:
  - Chazen unable to reach property owner or owner representative.
  - Committee interest in a connecting road between Hannaford and the rear of the 2536 State Route 40 site.
  - Committee preference for site programming: residential in rear and commercial in front. Recommendation will be programmatic bubbles; not site plan.
- Additional Committee feedback:
  - Importance of extending water infrastructure to facilitate future development
  - Review/update zoning to accommodate envisioned development, including townhouses and condominiums for aging in place.

**Next Steps**

Chazen will:

1. Set up a full BOA Committee in December after the Thanksgiving Holiday to review all plan recommendations.

**Meeting adjourned (2:00 PM)**

**BOA Advisory Committee Meeting #4 Summary**

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** October 26, 2021 at 2:30 PM  
**Meeting Location:** MS Teams  
**Summary Writer:** Krithika Prabhakaran  
**Issue Date:** December 29, 2021

**Attending:**

<u>Attendee:</u>	<u>Representing:</u>
Pamela Fuller	Mayor, Village of Greenwich
Jeff Duxbury	Board Member, Town of Greenwich
Jane Dowling	Clerk, Village of Greenwich
Tom Graves	Gather 103
Norabelle Greenberger	Chazen, A LaBella Company
Krithika Prabhakaran	Chazen, A LaBella Company

**Discussion**

- Chazen is coordinating with Greenwich Chamber of Commerce to have a booth at the Halloween Parade on Sunday. They will present and update the public on where we are in the planning process and ask for feedback on the progress by all the subcommittees.
- Dunbarton subcommittee updates:
  - Overview of site programming and test fits produced by WXY.
  - Developer feedback and needs: interest on the diversity of uses in the Village. Accolades to village and town of the work that is being done. Very positive and site is intriguing. Developers want realistic and hard data before issuing the RFP.
  - Need market analysis, knowledge on funding resources, remediation costs, water & sewer infrastructure, and future zoning.
  - Next steps: 1) get public input on site test fits & programming on Sunday 2) additional market research (hotel feasibility and housing types) and, 3) site concept refinement.
- Waterfront subcommittee updates:
  - Priorities are increasing access, creating a waterfront greenway, coordinating with willing property owners, and improving existing waterfront access points.
  - Preliminary concept plan: greenway along waterfront and a secondary connection/trail over the islands. Wetland constraints. Interest in increasing usability of existing waterfront. Interest in multi-use/mixed typology.

- Battenkill Hydro update: August 24<sup>th</sup> site visit. Assisted with Village’s letter of request for studies: 1) public access feasibility study 2) safety & maintenance study 3) waterfront aesthetic assessment 4) wayfinding needs assessment.
- Committee discussed steep slope/access concerns for portage.
- Next Steps: 1) show property owners the concepts 2) ask the public for their feedback at the Parade.
- Gateway/roundabout subcommittee updates:
  - Priorities included: 1) increased diversity of uses 2) infill development 3) streetscape enhancements.
  - Chazen presented property owner feedback and how arrived at the sites that were the area of focus: Big Lots (infill commercial and parking landscaping) and Glens Falls Hospital (infill medical or senior)
  - Committee discussed other gateway sites:
    - Suburban Propane parcel: key gateway location. Opportunities for relocation?
    - Whalen parcel: under contract. Future plans unknown
- Chazen presented the Potential BOA study area modifications. 38-acre portion of the rear of the Better Bee property is proposed to be removed to reflect subdivision, allowing for much more strategic sites with development potential consistent with original intent of the BOA study area boundary definition. Committee discussion on the modification included:
  - No issues with expanding the BOA boundary.
  - All study area maps will be updated to reflect this modification. Confirmed would not push project timeline.
  - Discussed property owner’s development interests in expanded study area: Mixed use residential/retail (outlets)
    - Chazen will include the proposed study area modification at the public event.
- Chazen presented the preliminary list of additional strategic sites and recommendations consistent with previous planning efforts and Committee/public feedback to-date, including:
  - Main Street Streetscape Plan recommendations
  - Rock Street Dog Park
  - Village Hall improvements
  - Main Street design guidelines
- Committee discussed other potential strategic sites and will share list of sites with the Committee for their review and input on prioritization.
- Chazen reviewed a timeline for the rest of the planning process and next steps needed for the Village and Town to be designated in time for the 2022 CFA cycle.
- Next Steps:
  - Halloween event – presenting and getting feedback on initial concepts and recommendations
  - Additional public outreach on draft recommendations – video presentation
  - Recommendation & concept refinement
  - Regroup as a committee in December to discuss final list of plan recommendations.

**Meeting adjourned (4:00 PM)**

**BOA Advisory Committee Meeting #5 Summary**

---

**Project Title: Greenwich BOA**  
**Chazen Project Number: 92017.00**

---

**Meeting Date, Time:** December 14, 2021 at 1:30 PM  
**Meeting Location:** MS Teams  
**Summary Writer:** Krithika Prabhakaran  
**Issue Date:** December 21, 2021

**Attending:**

<u>Attendee:</u>	<u>Representing:</u>
Pamela Fuller	Mayor, Village of Greenwich
William Tompkins	Planning Board Chairman, Town of Greenwich
Jeff Duxbury	Board Member, Town of Greenwich
Jane Dowling	Clerk, Village of Greenwich
Jill Tefft	Trustee, Village of Greenwich
Lorraine Ballard	Executive Director, Battenkill Conservancy
Lesley Zlatev	NYSDOS
Norabelle Greenberger	Chazen, A LaBella Company
Krithika Prabhakaran	Chazen, A LaBella Company
Chris Round	Chazen, A LaBella Company
Kyle Hatch	Chazen, A LaBella Company

**Discussion**

---

- Chazen reviewed the meeting agenda=
- Chazen provided an overview of additional market research:
  - 2040 housing demand in the Village and Town projects the need for an additional 60 units in the village and additional 409 units in the town. Bulk of projected Village housing demand is rental housing for households within the \$15-\$25k income range. In the Town, the demand is split more equally between rental and owner-occupied housing, and the greatest demand is projected for households in the \$35-\$50k income range. In both the Village and Town there is a shift to smaller lot housing and townhomes.
  - 10-year commercial demand projections in Greenwich show no increase or change in demand for office; additional 45,500 sf of retail could be absorbed locally; and an additional 2,550-12,750 sf of food & beverage could be absorbed locally.
    - A Committee member asked how additional large retailers would affect existing retailers. Chazen noted that the demand projections are based on type of

- products sold (versus size of retailer) and that the projected increase could also reprogramming existing uses based on needs.
- General hotel demand thresholds of increasing revenue, increasing room rates, and high occupancy rates (greater than 60%) show that the area is on the cusp of needing additional hotel accommodations. Potential for a small-scale hotel/boutique hotel in Greenwich should continue to be explored/monitored, but is not outside the realm of possibility.
  - A Committee member asked if Chazen had looked into Airbnb data within Greenwich. Chazen noted that Washington County provided information on Airbnb occupancy task and the projected increase in occupancy taxes from Airbnbs in the County.
  - The Committee requested Chazen to reevaluate Washington County hotel trends based on the same factors (occupancy rates, room rates, revenue) but exclude hotels in Saratoga Springs, as they reflect a different population density and atmosphere. Chazen noted that excluding Saratoga could result in too small of a sample.
- Chazen provided an overview of the additional strategic sites that were identified through property owner outreach, discussions with the roundabout committee, and the committee survey. Chazen also provided a map with all of the strategic sites identified within the BOA.
- Chazen provided information on the Dunbarton EPA Assessment Grant Application that the Village submitted on 12/1. The \$200k grant request would fund additional site assessment work to determine BCP eligibility, as well as site remediation planning.
- Chazen discussed the draft revitalization strategy and master plan, which are organized into three categories: 1) reimagining vacant and underutilized sites, 2) highlighting the waterfront, and 3) enhancing connections.
  - Reimagining Vacant & Underutilized Sites:
    - Chazen then reviewed each strategic site and provided an overview of the recommendations for each site.
      - The Committee asked a question regarding why the focus is not mainly on the sites that were identified as brownfield. The NYSDOS representative noted that the BOA program looks at redevelopment opportunities for underutilized sites – not just brownfields - and stated that this approach doesn't take away future funding from other brownfield sites, as long as they are in the BOA.
    - Additional programs and policies for reimagining vacant and underutilized sites include: Establish a planning board; Encourage high quality, context sensitive urban design for new construction and development; Prioritize extending water and sewer infrastructure to key sites; Consider zoning updates to allow additional residential development in the Town; Promote and encourage a greater variety of housing; Promote Greenwich as a destination; and Support ongoing revitalization initiatives; Support reoccupancy of vacant commercial buildings.
      - Committee members noted the importance of Encouraging Town and Village collaboration on redevelopment efforts.

- Highlighting the Waterfront:
  - Chazen reviewed the recommendations centered around the Rock Street Recreation Hub and Mill Hollow neighborhood, and the vision for a waterfront greenway and island connections.
  - Additional programs and policies for highlighting the waterfront include: Make the Battenkill a key local identifier; and Adopt waterfront development buffers in the Village
    - A committee member stressed the importance of adequate clearing and development buffers and suggested potentially reviewing and expanding the Town's buffers
- Enhancing Connections:
  - Chazen reviewed recommendations to fill sidewalk gaps, improve intersections, reducing speed limits, enhance gateways, implement the 2019 Streetscape Plan recommendations, consider rail bike/rail trails/trails with trails, signage, and wayfinding.
    - A committee member noted that sidewalk gaps on internal roadways should also be considered.
- Chazen spoke about plans regarding the January public event, with goals of presenting the draft Revitalization Strategy & Master Plan, gaining public feedback, and incorporating feedback into the Final Plan. The committee discussed the potential format and decided that a combined approach should be pursued that is accessible and safe and that minimizes COVID exposure. The Committee noted the importance of getting feedback from the Village and Town Boards and allowing multiple opportunities for the public to review and comment on the draft plan.

Next Steps for Chazen include:

- Completing and circulating the draft plan
- Reaching out to the library to find dates that the front room is available to have a Q&A session for the project
- Coordinating and scheduling a date with both the Town and Village Boards, to conduct the joint virtual meeting

**Meeting adjourned (3:00 PM)**



**APPENDIX**  
**3**

# Visioning Survey Results

## GREENWICH REVITALIZATION PLAN: VISIONING SURVEY RESULTS

July 2021

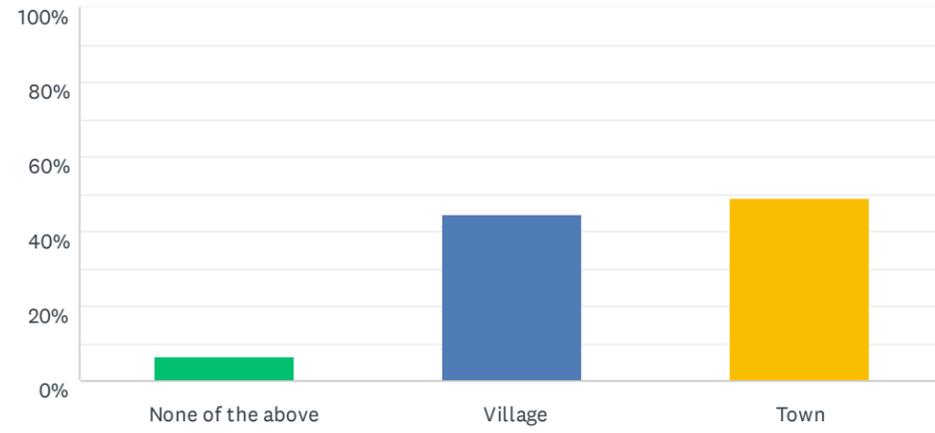
The Greenwich Visioning Survey was launched at Whipple City Days and was open from June – July 2021. The input provided by the public will inform the Revitalization Plan’s vision and goals and recommendation development. This document summarizes the results of the public visioning survey.



*This document was prepared for the New York State Department of State with the funds provided under Title 11 of the Environmental Protection Fund*

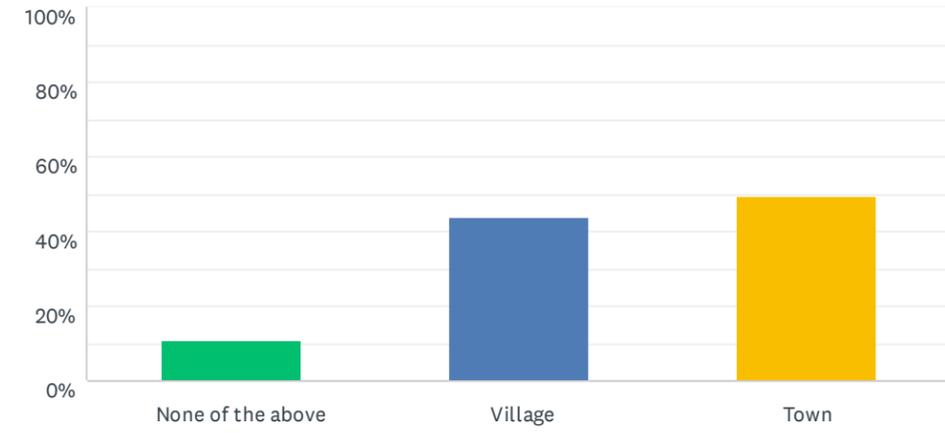
### Q1 Are you a resident of the Village or Town of Greenwich?

Answered: 125 Skipped: 0



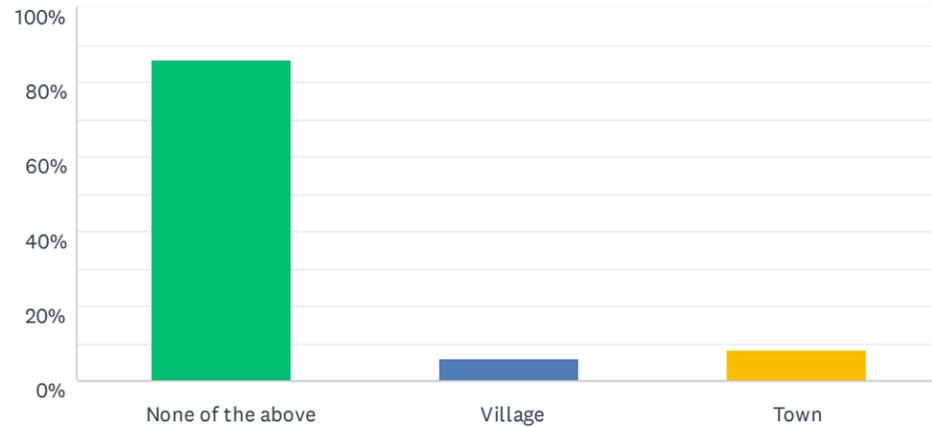
### Q2 Are you a property owner in the Village or Town of Greenwich?

Answered: 124 Skipped: 1



### Q3 Are you a business owner in the Village or Town of Greenwich?

Answered: 120 Skipped: 5



### Q4 What is the Village's best, most defining quality?

Answered: 95 Skipped: 30

#	RESPONSES	DATE
1	High quality education at GCS	7/14/2021 10:13 PM
2	Our arts, food scene, being in an up and coming region.	7/14/2021 8:54 PM
3	The natural and architectural beauty.	7/14/2021 12:18 AM
4	HAS KEPT ITS IDENTITY DESPITE "PROGRESS"	7/13/2021 1:01 PM
5	I honestly can't think of one. Having a village and town is just causing more taxes with little to no return on investment.	7/13/2021 9:30 AM
6	Small	7/13/2021 2:39 AM
7	Although most stores on Main Street are empty, the buildings look charming as you drive threwh town.	7/12/2021 10:12 PM
8	Walkability	7/11/2021 7:44 PM
9	Beauty and walkability	7/9/2021 7:54 AM
10	The possibility of walking just everywhere! The architecture along Main Street and side streets, the parks.	7/3/2021 5:09 PM
11	A revitalized main street	7/3/2021 4:47 PM
12	Walkable areas, historic charm, decent food and shopping	7/3/2021 4:41 PM
13	architecture	7/3/2021 12:06 PM
14	Quiet	7/2/2021 1:37 PM
15	Small, quaint with possibilities	7/1/2021 7:40 PM
16	The Battenkill, quaintness but still accessible to surrounding metro areas	6/29/2021 8:42 AM
17	Historic Main Street	6/27/2021 12:16 PM
18	Friendly people	6/25/2021 2:19 PM
19	Small and friendly	6/25/2021 12:43 PM
20	Historic buildings	6/21/2021 8:24 PM
21	small and safe	6/21/2021 5:04 PM
22	Small town feel, safe, clean	6/21/2021 11:03 AM
23	Walkable	6/21/2021 11:00 AM
24	Quaint Village, nice location for access to Saratoga Springs, VT	6/21/2021 10:58 AM
25	Beautiful, quaint, walkable, friendly neighborhood feel.	6/21/2021 12:08 AM
26	Historic Main Street business area.	6/20/2021 1:00 PM
27	Beautiful architecture and great downtown	6/20/2021 12:50 PM
28	diversified businesses	6/20/2021 12:26 PM
29	Quaint little friendly village with cool little shops	6/19/2021 8:38 PM
30	Active businesses	6/19/2021 9:26 AM
31	No quality restaurants	6/19/2021 8:24 AM

Greenwich Revitalization Plan Visioning Survey		SurveyMonkey
32	Easy access to groceries, gas, basic needs.	6/19/2021 7:17 AM
33	its size, history, and how clean an well kept it is	6/18/2021 10:40 PM
34	It's a safe and quiet place. It offers nice community activities.	6/18/2021 8:39 PM
35	It's quaintness	6/18/2021 12:00 PM
36	Walkable	6/18/2021 10:54 AM
37	Well maintained	6/18/2021 9:40 AM
38	History	6/18/2021 9:00 AM
39	Main street	6/18/2021 8:34 AM
40	Small town charm	6/18/2021 8:28 AM
41	The tree lined streets.	6/17/2021 9:38 PM
42	The River	6/17/2021 6:14 PM
43	It's history	6/17/2021 2:56 PM
44	Quaint	6/17/2021 2:48 PM
45	Small town charm	6/17/2021 2:18 PM
46	The beautiful homes and gardens.	6/17/2021 2:18 PM
47	Potentially nice main street area, proximity to Battenkill	6/17/2021 2:15 PM
48	It's small, privately owned shops	6/17/2021 12:04 PM
49	County	6/17/2021 12:03 PM
50	Small town USA	6/17/2021 11:23 AM
51	Sidewalks	6/17/2021 10:30 AM
52	friendly people	6/17/2021 9:31 AM
53	School	6/17/2021 8:51 AM
54	Quiet, low crime, small village atmosphere	6/17/2021 8:07 AM
55	It's people, the school, historic houses and history.	6/17/2021 7:45 AM
56	Not the best...The village is a mis-matched shambles with nothing to draw people in.	6/17/2021 6:51 AM
57	Kept up, safe and friendly	6/17/2021 6:28 AM
58	Small and charming	6/17/2021 6:21 AM
59	It's residents	6/17/2021 5:34 AM
60	worst - self-serving corrupt politicians	6/17/2021 12:09 AM
61	Community	6/16/2021 11:12 PM
62	Quaint	6/16/2021 10:13 PM
63	The Battenkill	6/16/2021 10:05 PM
64	Parks & outdoor areas, and it's clean.	6/16/2021 9:59 PM
65	Main Street	6/16/2021 9:56 PM
66	Convenience of shopping, quaint	6/16/2021 9:30 PM
67	Small caring community	6/16/2021 9:21 PM
68	Home town feel	6/16/2021 9:14 PM
69	Small and not big box commercialized. Nice small businesses	6/16/2021 8:57 PM

Greenwich Revitalization Plan Visioning Survey		SurveyMonkey
70	Walk-able downtown area	6/16/2021 8:48 PM
71	Historic and well kept business district	6/16/2021 8:45 PM
72	It's quaintness.	6/16/2021 8:42 PM
73	The historic feel of the aesthetic of main street.	6/16/2021 8:29 PM
74	The business owners who hang on getting no support from the village.	6/16/2021 8:17 PM
75	Everyone looks out for one another. Our school system is one of the best in the region.	6/16/2021 8:15 PM
76	size	6/16/2021 8:14 PM
77	Small town feel.	6/16/2021 7:51 PM
78	The sense of community. Everyone comes together to help out others.	6/16/2021 7:41 PM
79	Parks in village, open spaces	6/16/2021 7:26 PM
80	Quaint, victorian	6/16/2021 7:09 PM
81	Community	6/16/2021 6:34 PM
82	all of the wonderful volunteers for the fire department	6/16/2021 6:18 PM
83	Its history	6/16/2021 6:03 PM
84	broken sidewalks	6/16/2021 5:48 PM
85	Quiet but friendly	6/16/2021 5:28 PM
86	Cleanliness	6/16/2021 5:16 PM
87	History and beauty	6/16/2021 4:04 PM
88	Quality of Village government officials	6/16/2021 4:02 PM
89	A beautiful main streey	6/16/2021 4:00 PM
90	Home town feel.	6/16/2021 3:47 PM
91	The people	6/16/2021 3:41 PM
92	Busy Main Street	6/16/2021 3:32 PM
93	Small town community	6/16/2021 3:03 PM
94	The walkability and views of the village	6/16/2021 2:59 PM
95	It's small town charm	6/16/2021 2:50 PM

## Q5 What is the Town's best, most defining quality?

Answered: 93 Skipped: 32

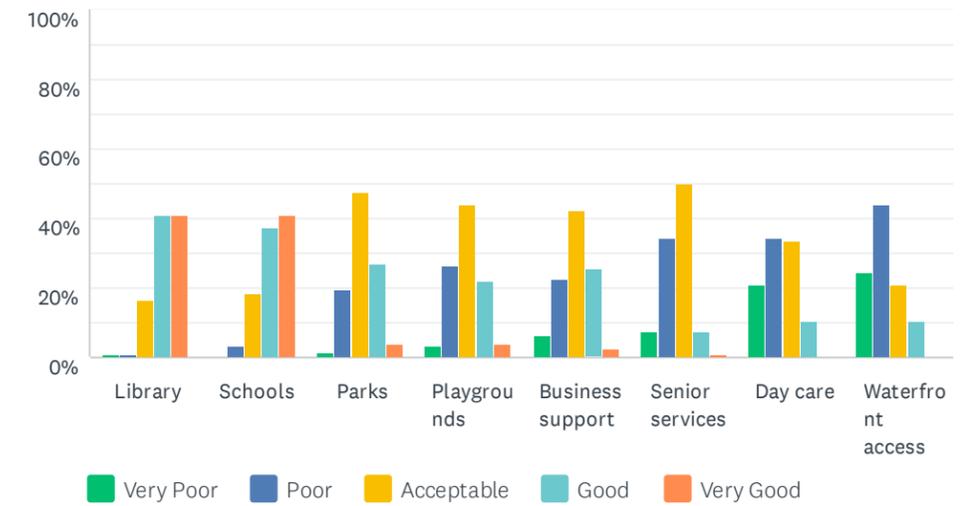
#	RESPONSES	DATE
1	Pastoral nature of areas of the Town	7/14/2021 10:13 PM
2	Farming and recreation	7/14/2021 8:54 PM
3	Natural beauty.	7/14/2021 12:18 AM
4	HAS KEPT "BIG" COMMERCIALISM ON THE RTE. 29 CORRIDOR	7/13/2021 1:01 PM
5	The farmland.	7/13/2021 9:30 AM
6	Rural	7/13/2021 2:39 AM
7	Looks Charming	7/12/2021 10:12 PM
8	Not sure	7/11/2021 7:44 PM
9	Beauty and space and privacy	7/9/2021 7:54 AM
10	The gorgeous countryside and the Battenkill River.	7/3/2021 5:09 PM
11	The quiet and the space	7/3/2021 4:47 PM
12	Rural and wild areas with great views	7/3/2021 4:41 PM
13	green space	7/3/2021 12:06 PM
14	The Battenkill River!	7/1/2021 11:21 PM
15	Rural, small population, open space	7/1/2021 7:40 PM
16	Walkability, even from the village	6/29/2021 8:42 AM
17	The beautiful rural landscape	6/27/2021 12:16 PM
18	To many trump supporters	6/25/2021 2:19 PM
19	Rural	6/25/2021 12:43 PM
20	Rural spaces	6/21/2021 8:24 PM
21	rural	6/21/2021 5:04 PM
22	Rural setting close to more commercial towns	6/21/2021 11:03 AM
23	Small town charm	6/21/2021 11:00 AM
24	Rural agricultural setting, working landscapes	6/21/2021 10:58 AM
25	Beautiful, rolling hills with salt of the earth-type folks.	6/21/2021 12:08 AM
26	Open space with little commercial intrusion.	6/20/2021 1:00 PM
27	Beautiful views, farm stands outdoor activities	6/20/2021 12:50 PM
28	upkeep on roads, walkways, etc	6/20/2021 12:26 PM
29	Lower taxes	6/19/2021 8:38 PM
30	Rural character	6/19/2021 9:26 AM
31	No sidewalk to the town beach	6/19/2021 8:24 AM
32	Beautiful scenery	6/19/2021 7:17 AM
33	its history	6/18/2021 10:40 PM

34	Excellent school	6/18/2021 8:39 PM
35	It's natural beauty	6/18/2021 12:00 PM
36	Beautiful landscape	6/18/2021 9:40 AM
37	Community	6/18/2021 9:33 AM
38	Location. It's the perfect stopping point between Saratoga and VT	6/18/2021 9:00 AM
39	The Battenkill	6/18/2021 8:34 AM
40	Agriculture and tourism	6/18/2021 8:28 AM
41	The farmlands.	6/17/2021 9:38 PM
42	The close proximity to green spaces, trail and waterway recreational opportunities, and countryside.	6/17/2021 6:59 PM
43	The Battenkill and surrounding farms	6/17/2021 6:14 PM
44	Open air and beauty	6/17/2021 2:56 PM
45	Quiet	6/17/2021 2:48 PM
46	Rural feel, farm stands	6/17/2021 2:18 PM
47	Tourist opportunities...Willard Mountain, beautiful drives, etc.	6/17/2021 2:18 PM
48	Battenkill, beautiful land	6/17/2021 2:15 PM
49	Friendly people	6/17/2021 12:04 PM
50	Agriculture	6/17/2021 11:23 AM
51	potential for growth	6/17/2021 9:31 AM
52	Battenkill	6/17/2021 8:51 AM
53	Battenkill River and associated events, parks, trails	6/17/2021 8:07 AM
54	Keeping big business in its own area , out of the village streets.	6/17/2021 7:45 AM
55	The serenity and peaceful rolling farm hill scenery..	6/17/2021 6:51 AM
56	Big and farm friendly	6/17/2021 6:28 AM
57	Small and charming	6/17/2021 6:21 AM
58	It's residents	6/17/2021 5:34 AM
59	worst - self-serving corrupt politicians	6/17/2021 12:09 AM
60	Agriculture	6/16/2021 10:13 PM
61	The strong aroma of putrified liquid cow shit	6/16/2021 10:05 PM
62	Historical sites	6/16/2021 9:59 PM
63	Landscape	6/16/2021 9:56 PM
64	Rolling hills of country	6/16/2021 9:30 PM
65	Small caring community	6/16/2021 9:21 PM
66	Beautiful and picture perfect	6/16/2021 9:14 PM
67	Has what we need without too many big chain stores/restaurants	6/16/2021 8:57 PM
68	Neighborhoods, access to Saratoga/Albany, good schools, charming community	6/16/2021 8:48 PM
69	Deep rooted agricultural values and rural setting	6/16/2021 8:45 PM
70	Natural beauty	6/16/2021 8:43 PM

71	Parks and recreation potential	6/16/2021 8:29 PM
72	Views	6/16/2021 8:17 PM
73	Our agricultural roots are the best around.	6/16/2021 8:15 PM
74	size	6/16/2021 8:14 PM
75	The people.	6/16/2021 7:45 PM
76	Sense of community. Everyone comes together to help others in times of need.	6/16/2021 7:41 PM
77	Hanniford	6/16/2021 7:26 PM
78	It's history and beauty	6/16/2021 7:13 PM
79	Country.. not over commercial business	6/16/2021 7:09 PM
80	Nature	6/16/2021 6:34 PM
81	Great communication between village and town for the youth and overall greatness for Greenwich	6/16/2021 6:18 PM
82	The rural, bucolic charm	6/16/2021 6:03 PM
83	country roads	6/16/2021 5:48 PM
84	Nature	6/16/2021 5:28 PM
85	Farmland	6/16/2021 5:16 PM
86	Peaceful rural landscapes	6/16/2021 4:04 PM
87	Quality of schools and the library	6/16/2021 4:02 PM
88	Scenery	6/16/2021 4:00 PM
89	Rolling countryside	6/16/2021 3:47 PM
90	Not sure	6/16/2021 3:41 PM
91	Rural charm	6/16/2021 3:32 PM
92	Picturesque farming community	6/16/2021 3:03 PM
93	The intersection of agricultural land and families	6/16/2021 2:59 PM

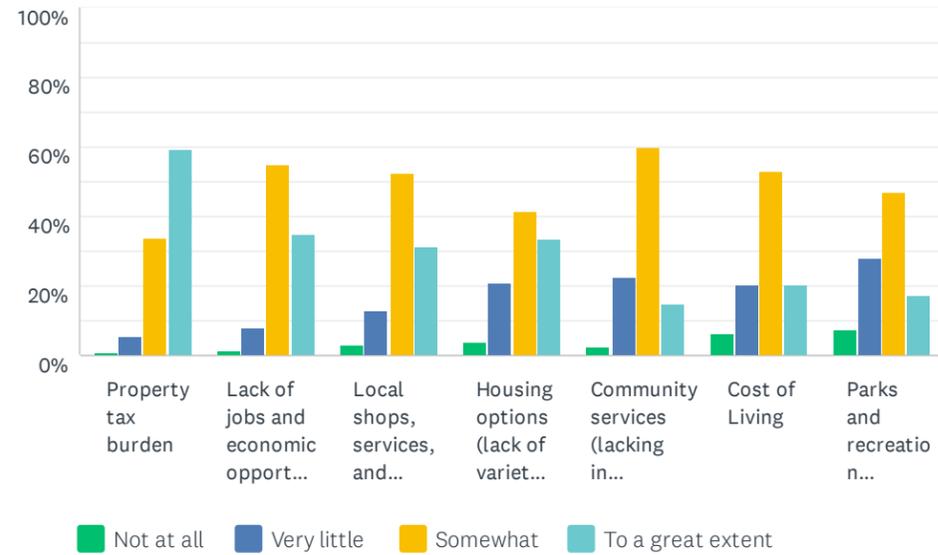
### Q6 How would you rate the adequacy of the following amenities and services in Greenwich?

Answered: 124 Skipped: 1



### Q7 How much would these factors prevent others from moving to or investing in Greenwich?

Answered: 124 Skipped: 1



### Q8 What type of retail and/or local businesses are most desired or needed in Greenwich?

Answered: 97 Skipped: 28

#	RESPONSES	DATE
1	Additional manufacturing or something where people can be employed with a good wage and benefits	7/14/2021 10:13 PM
2	Need more barbers, and we need to get those who work in the machine shops to set roots in Greenwich.	7/14/2021 8:54 PM
3	Live music venue similar to Caffe Lena.	7/14/2021 12:18 AM
4	THOSE THAT CREATE JOB OPPORTUNITIES	7/13/2021 1:01 PM
5	No more chains that take away from (and cause shut down of) small, local business owners.	7/13/2021 9:30 AM
6	A clothing store, restaurants that are open in the evenings as well as Mondays and Tuesday's. A bodega type store on Main Street towards Washington Street. Children's entertainment.	7/12/2021 10:12 PM
7	Shopping/convenience	7/11/2021 7:44 PM
8	Groceries, (some competition), dining, recreation esp. for kids, , theater, gallery, newsroom, basic clothing (shoes etc. ) & household goods. Hardware/competition.	7/9/2021 7:54 AM
9	Convenience store/news stand within easy walking distance from town center that is NOT franchised!! (Mom and pop type shop), high quality toy store, high quality bookstore, shop(s) catering to the kind of riverfront community I will describe later (adventure sports/clothing, etc.), high quality galleries, small movie theater that doesn't cater to Hollywood, consignment shop that is dedicated to children's clothing/gear/toys, natural foods store	7/3/2021 5:09 PM
10	More dining open for dinner	7/3/2021 4:47 PM
11	Entertainment Agritourism	7/3/2021 4:41 PM
12	Reataurants	7/2/2021 1:37 PM
13	Retail dining. Restaurant, bakery, tavern/bar.	7/1/2021 11:21 PM
14	Restaurant options. The future looks better but the options downtown are limited. The hours they are open is limited too	7/1/2021 7:40 PM
15	General mercantile that is affordable, health food store, more diverse eateries	6/29/2021 8:42 AM
16	Co-working space, food co-op, daycare!!! Boutique clothing store, I would have said coffee shop 6 months ago but Cloud 9 is really awesome, More take-out options, more family style restaurants,	6/27/2021 12:16 PM
17	Restaurants!	6/25/2021 2:19 PM
18	Grocery, dining, and clothing stores	6/25/2021 12:43 PM
19	Restaurants	6/21/2021 8:24 PM
20	food	6/21/2021 5:04 PM
21	Dining, bookstore	6/21/2021 11:03 AM
22	Dinner restaurant	6/21/2021 11:01 AM
23	Senior housing, small businesses, no box stores	6/21/2021 11:00 AM
24	Restaurants, farmers market	6/21/2021 10:58 AM
25	Performing arts/music venue	6/21/2021 12:08 AM

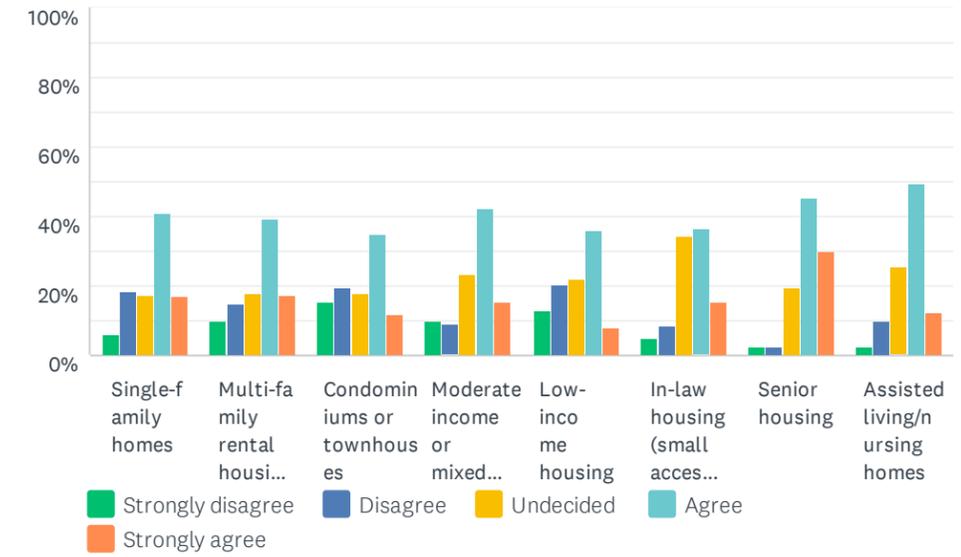
Greenwich Revitalization Plan Visioning Survey		SurveyMonkey
26	Restaurants, bicycle shop,	6/20/2021 1:00 PM
27	Daycare center, sit down dinner type restaurant	6/20/2021 12:50 PM
28	grocery	6/20/2021 12:26 PM
29	Leather repair/seamstress, Target/TJ Max/Peter Harris - Aldi -	6/19/2021 8:38 PM
30	Attract tourists, pubs, crafts and supplies,	6/19/2021 3:26 PM
31	Books, specialty food, niche businesses	6/19/2021 9:26 AM
32	Quality Full Service Restaurants	6/19/2021 8:24 AM
33	More restaurants, more shops open on Main Street.	6/19/2021 7:17 AM
34	cafes and food selections	6/18/2021 10:40 PM
35	Restaurants, health food store, basketball courts, dog park	6/18/2021 8:39 PM
36	Food, entertainment	6/18/2021 12:07 PM
37	Sports bar; outdoor summer activities	6/18/2021 12:00 PM
38	Affordable department store with clothing. Kmart is missed!	6/18/2021 9:40 AM
39	A department store where you do not have to go out of town	6/18/2021 9:33 AM
40	A diner	6/18/2021 8:34 AM
41	Restaurants (what happened to Wallies??!!)- somewhere not too expensive but not fast food. A bookstore (don't say we have the owl pen because it's only used books and open 4 months out of the year)	6/18/2021 8:28 AM
42	Keep the retail stores locally owned. It is nice to be able to meet the owner when you shop in these quaint stores.	6/17/2021 9:38 PM
43	Restaurants, Teen activities	6/17/2021 6:14 PM
44	Competitive markets	6/17/2021 2:48 PM
45	Family restaurants open past 5pm	6/17/2021 2:18 PM
46	I would like to see an independent bookstore or a spa (massage, facials, etc.)	6/17/2021 2:18 PM
47	Food/ dining options (no more pizza)!!	6/17/2021 2:15 PM
48	family dining for dinner	6/17/2021 12:38 PM
49	Bakery, coffee shop, gift shops, household items, a hardware store, another grocery and a 4th auto parts shop. (just kidding about the auto parts shop). We need some competition for Aubuchon and Hannaford as their prices are insane.	6/17/2021 12:04 PM
50	Small Business	6/17/2021 12:03 PM
51	A clothing with groceries store/ Walmart ,Target	6/17/2021 9:34 AM
52	clothing store, quality department store, car wash	6/17/2021 9:31 AM
53	Car wash, nail salon, diner that's open for dinner/late night	6/17/2021 8:56 AM
54	Restaurants (not fast food chains), car wash, barber shop, coffee shops, outdoors events businesses, a waterfront restaurant.	6/17/2021 8:07 AM
55	Bakery, book store, diner, location for a good farmers market.	6/17/2021 7:45 AM
56	Children or family recreation/entertainment. Clothing stores Bar with live music Something to draw tourists	6/17/2021 6:51 AM
57	Daycare, gymnastics class, shoe store, motel	6/17/2021 6:28 AM
58	Target closer by would be lovely, other "fast" food options, art supply store	6/17/2021 6:21 AM
59	Quality daycare. After school care and activities	6/17/2021 5:34 AM

Greenwich Revitalization Plan Visioning Survey		SurveyMonkey
60	A facelift is needed in the business district. Too many empty buildings. Lack of support for local businesses. Need murals - something that says Something is Happening Here . . .	6/17/2021 12:09 AM
61	Bakery Community pool Clothing	6/16/2021 10:13 PM
62	Entertainment venue	6/16/2021 10:05 PM
63	Restaurants & Bars	6/16/2021 9:59 PM
64	Dry cleaning; car wash; recreation space; food	6/16/2021 9:56 PM
65	Need internet in all of Greenwich & Cambridge	6/16/2021 9:30 PM
66	Artisan forward, youth enrichment	6/16/2021 9:21 PM
67	More entertainment options. Ie: movie theater, bowling alley, etc	6/16/2021 9:15 PM
68	Entertainment	6/16/2021 9:14 PM
69	Good restaurants open for dinner	6/16/2021 8:57 PM
70	Let's keep Greenwich the way it is, a quiet place to live with a beautiful village and not a lot of crime.	6/16/2021 8:49 PM
71	Repair shops, experience related activities, destination type places	6/16/2021 8:48 PM
72	Sporting goods store, something for families to do together ( pottery classes, bowling, anything)	6/16/2021 8:42 PM
73	Restaurants, bars, nice wine store, book store, day care	6/16/2021 8:29 PM
74	Need support for ones that are already here, once they survive, more will come	6/16/2021 8:17 PM
75	More options for grocery shopping, and more options for family dining.	6/16/2021 8:15 PM
76	Swimming pool or waterfront place for children to take swim lessons and have a safe place to swim.	6/16/2021 8:14 PM
77	Bookstore in downtown. Co-op grocery	6/16/2021 7:51 PM
78	It would be nice to have a gee more dinning options especially for families.	6/16/2021 7:41 PM
79	Resturants	6/16/2021 7:26 PM
80	Stores that offered clothing for the entire family @ affordable prices. Restaurants that were family-based for breakfast, lunch, and dinner. ie Denny's, Peppermill	6/16/2021 7:13 PM
81	Bakery,	6/16/2021 7:09 PM
82	Bookstore, restaurants (esp for dinner), dance studio (or something similar like gymnastics or karate)	6/16/2021 6:34 PM
83	Tanning salon, nail salon, car wash, more fast food options, sit down restaurant	6/16/2021 6:18 PM
84	Restaurants and stores people actually want to shop/eat at.	6/16/2021 5:48 PM
85	Restaurants, coffee shops, general store	6/16/2021 5:28 PM
86	Places to eat	6/16/2021 5:16 PM
87	Affordable Resturants	6/16/2021 5:13 PM
88	Lumber store, clothing retailer	6/16/2021 5:02 PM
89	Family dining that is healthy and affordable.	6/16/2021 4:04 PM
90	A good pub - food and beverages. More antique stores. A furniture store.	6/16/2021 4:02 PM
91	Affordable family restaurant, theater (performance), car wash, medical specialists, alternative health options, tourist supports	6/16/2021 4:00 PM
92	Coffee shops	6/16/2021 3:47 PM
93	Restaurants /big chain store	6/16/2021 3:41 PM

94	A family restaurant/ diner with affordable food options that is actually opened for dinner and past 9pm	6/16/2021 3:32 PM
95	Bookstore, A Kmart like store	6/16/2021 3:03 PM
96	A family restaurant, open all day/every day	6/16/2021 2:59 PM
97	We could use another fast food/chain. We could use a Price Chopper or Hannaford competitor. We lose lots of money to Saratoga County in this regard	6/16/2021 2:59 PM

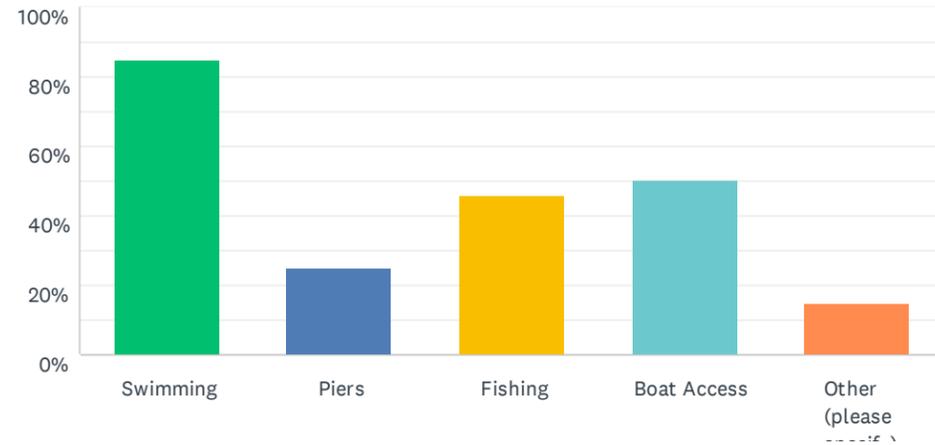
### Q9 How much do you agree that each of these types of housing is needed in Greenwich?

Answered: 124 Skipped: 1



### Q10 What types of waterfront access is most needed in Greenwich?

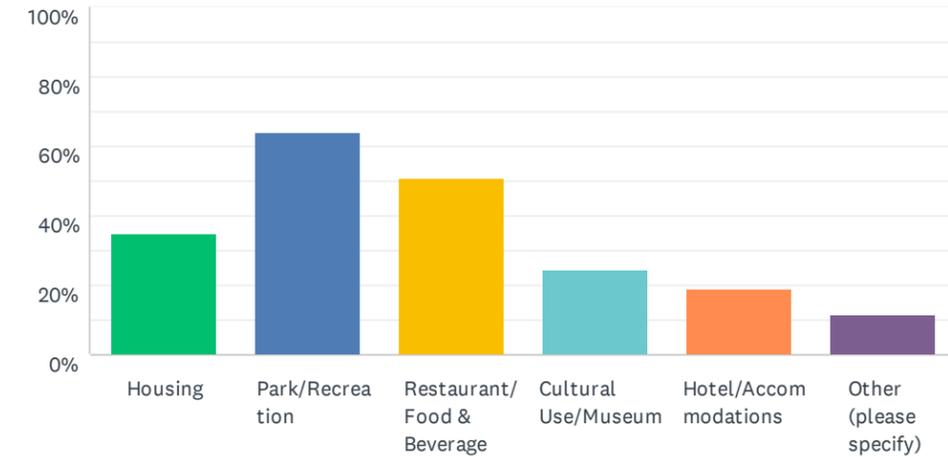
Answered: 119 Skipped: 6



#	OTHER (PLEASE SPECIFY)	DATE
1	Non-motorized boat access	7/14/2021 10:13 PM
2	Non-motorized areas for people to canoe/kayak/swim/etc. in peace without fear of motorized water vehicles.	7/13/2021 9:30 AM
3	Dog accedd	7/11/2021 7:44 PM
4	Useful park areas. Waterfront walking.	7/9/2021 7:54 AM
5	Retail dining, cafe.	7/1/2021 11:21 PM
6	Recreation in the village	7/1/2021 7:40 PM
7	status quo is ok	6/20/2021 12:26 PM
8	Sidewalk to Town Beach	6/19/2021 8:24 AM
9	Information on what areas are available for what use. A public website or list of waterfront access points.	6/17/2021 8:07 AM
10	Pool not river	6/17/2021 6:28 AM
11	sufficient	6/17/2021 12:09 AM
12	Kayak	6/16/2021 8:57 PM
13	Not interested	6/16/2021 8:49 PM
14	Community pool	6/16/2021 6:18 PM
15	I think what we have is adequate	6/16/2021 6:03 PM
16	None	6/16/2021 5:48 PM
17	Parks	6/16/2021 4:02 PM
18	Picnic	6/16/2021 4:00 PM

### Q11 What use(s) would you like to see on the Dunbarton Mill site?

Answered: 122 Skipped: 3



#	OTHER (PLEASE SPECIFY)	DATE
1	Anything that is built needs to incorporate solar	7/14/2021 10:13 PM
2	Isn't this privately owned? Should the village even be involved???	7/13/2021 9:30 AM
3	A combination of the three I chose would be great.	7/9/2021 7:54 AM
4	mixed use space to provide for needs of locals, create a new SUSTAINABLE opportunity for the town/village, and entice visitors	6/21/2021 5:04 PM
5	i do not know of dunbarton mill site	6/20/2021 12:26 PM
6	bed and breakfast?	6/18/2021 10:40 PM
7	Walmart or something equal to it	6/17/2021 9:34 AM
8	Lofts at Harmony Mills in Cohoes is similar to what might work for Dunbarton Mill site	6/17/2021 8:07 AM
9	include small hydro 365hp is available	6/16/2021 6:53 PM
10	Community pool	6/16/2021 6:18 PM
11	Fishing, parks	6/16/2021 5:55 PM
12	It is for the owner to decide. BTW where is it even? Maybe some explanation for people who don't know where it is even when they have lived here for 40+ years.	6/16/2021 5:48 PM
13	Venue to hold events and workshops.	6/16/2021 4:29 PM
14	Retail on first floor, apartments/condos above	6/16/2021 2:59 PM

**Q12 One more important thing I'd like to tell you is... (i.e., any particular topic areas that weren't included in the survey content, anything that wasn't fully covered, or anything else you'd like to share that would be valuable for the Greenwich Revitalization Plan).**

Answered: 67 Skipped: 58

#	RESPONSES	DATE
1	We need to cover the old Town Landfill with Solar panels	7/14/2021 10:13 PM
2	Please do not encourage people to swim in the Battenkill downstream of the H&V plant and anywhere in the Hudson River where the town borders.	7/14/2021 8:54 PM
3	Would love to have classes and seminars offered as continuing education/enrichment for adults.	7/14/2021 12:18 AM
4	KEEP TRYING TO FILL THE DOWNTOWN EMPTY STOREFRONTS.....WHEN UTILIZED, PEOPLE WILL COME TO SHOP IN THEM.....	7/13/2021 1:01 PM
5	Locals cannot afford to own homes here anymore. Too many properties am have been purchase by non-local people (slumlords) and have turned beautiful houses into crappy apartments. Do away with the village, save people the tax money, maybe people who have lived here their entire lives will be able to afford to stay here.	7/13/2021 9:30 AM
6	A walking bike path like almost all other communities have. The old railroad tracks would be a great location. Please soon. We have had money for a long time but have done very little with it. I would like to see something in my lifetime	7/13/2021 2:39 AM
7	The homes on Main Street from Hill st to the Plaza need a coat of paint, repairs, and up keep. Not only is it a drive thru town to get from Vermont to Saratoga, it's starting to look run down and dilapidated. I feel the need to lock my car doors and wait to get to Stewart's in Schylerville to safely get out of my car.	7/12/2021 10:12 PM
8	Health services are minimal here and yes senior services were mentioned but are lacking . As are childcare options and pre-k opportunities.	7/9/2021 7:54 AM
9	Is your planning committee interested in having a newcomer join your team? If so, I am very interested in the positive development of the village (since I just bought a house here!), and have a number of ideas to share. I recently read an article in the Boston Globe about the redevelopment of Franklin Falls, NH, that reminded me SO much of Greenwich that my head has been spinning ever since. Would love to chat with someone about this, and will reach out to Norabelle and Pam for starters. Thanks for considering!	7/3/2021 5:09 PM
10	I am not interested in zoning to make the town more populated with businesses or developments. The allure of the town is the space between neighbors.	7/3/2021 4:47 PM
11	Maintain the rural feel of the town while bringing amenities to the more densely populated areas. Emphasis on preserving wilderness and reclaiming space for contiguous wilderness.	7/3/2021 4:41 PM
12	The village does not have any options for overnight guests	7/1/2021 7:40 PM
13	It would be really great if the Greenwich Beach could be re-opened. I know there's a lot of challenges with that but with some creativity and dedication I think it could happen. A senior center is also very important.	6/27/2021 12:16 PM
14	Fewer auto parts stores	6/25/2021 12:43 PM
15	A dog park.	6/21/2021 10:33 PM
16	if more young people don't move to Greenwich, the town will slowly die. Picking up on the momentum resulting from C-19 urban displacement is key for this project. Whatever the site is used for should consider the needs and interests of young people and young professionals.	6/21/2021 5:04 PM

17	We need to improve connectivity regionwide	6/21/2021 10:58 AM
18	The unused railway should be converted to a walking/bicycling trail.	6/20/2021 1:00 PM
19	Finding daycare in Greenwich is a nightmare.	6/20/2021 12:50 PM
20	I live in South Cambridge and love to see the local communities grow again. It would be great to see indoor swimming, and a farmer's market to rival Troy's, or maybe something like the Bennington Garlic festival to draw others to the area.	6/19/2021 8:38 PM
21	The destructive effects of big box stores on village life	6/19/2021 9:26 AM
22	Restore the hydro to the Dunbarton Mill site	6/19/2021 8:24 AM
23	would still love a local place for kids to be able to hang out and have a good time. a bowling alley or something similar would be great.	6/18/2021 10:40 PM
24	I HAVE BEEN A RESIDENT OF THE TOWN FOR 60 YEARS + would like to continue living here. It is getting harder to keep up my home. I would like to move to an apt or townhouse type of housing. But there is nothing suitable here. Like several of my age I will probably have to move to S arataga but as I said I really do not want to leave here.	6/18/2021 12:51 PM
25	Nothing that raises our taxes or is not maintainable.	6/18/2021 12:07 PM
26	More questions regarding the public school system. People move to areas with good schools. More focus should be emphasized on increasing and ensuring a high quality education for all Greenwich children, pre-K-12.	6/18/2021 12:00 PM
27	Senior housing is needed	6/18/2021 9:40 AM
28	I'd like to see a plan to give the town a central meeting point with facilities for a range of people: skatepark for teens and tweens, pavilion for family bbq, rowboats snd canoes for... everyone. Let's tie Greenwich to the river!	6/18/2021 8:34 AM
29	The board needs to put a kabobs on redundant stores. Another auto parts store? A consignment shop that lasts 2 months? No thanks!	6/18/2021 8:28 AM
30	Keep out big box and nationally branded stores. Keep the farms. Keep the community small.	6/17/2021 9:38 PM
31	Interest in anything that brings a walking path along the banks of the Battenkill in the village of Greenwich.	6/17/2021 6:14 PM
32	Utilize the old railroad along the Batten Kill as rails to trails site.	6/17/2021 2:18 PM
33	This is sadly becoming a town of consignment shops and auto parts. Why does the board keep approving the same worn out shops? It seems like Greenwich has sadly gone downhill since we moved here 25 years ago. I miss Needleworks, Union Village Bookstore, and a good restaurant for dinner.	6/17/2021 2:18 PM
34	We need a vibrant main street AREA that incorporates the river.	6/17/2021 2:15 PM
35	Greenwich w/ it's many unique shops and restaurants used to be a destination day trip for many. With places like Wally's coming back, hopefully it will again be a destination for people. We need to keep national brand stores at bay as we risk losing our uniqueness and becoming a town that looks like any other town. A huge reason why people won't move here or invest is the fact that the property taxes and prices are too high. People look at the higher cost to gas up here in G Town and realize that's just the 1st inclination that Greenwich is too expensive to live in. So many of our younger people who want to stay can't and end up in Argyle,Salem or Hebron. Affordable housing is nonexistent.	6/17/2021 12:04 PM
36	The taxes are way too much in consideration of moving here.	6/17/2021 11:23 AM
37	We do not need any more small coffee shoed or dinners we need a big retailer!	6/17/2021 9:34 AM
38	remember beautification	6/17/2021 9:31 AM
39	Make Main Street more appealing at night. It's looks dead once the sun goes down	6/17/2021 8:56 AM
40	I'm new to Greenwich (moved here in 2020 from Saratoga County). Greenwich has many great outdoor activities, rivers, hiking, fishing, kayaking, skiing at Willard Mt, snow mobile trails, etc. but it's hard to find information on these things. Maybe due to covid, not sure.	6/17/2021 8:07 AM

Greenwich Revitalization Plan Visioning Survey		SurveyMonkey
41	Absolute need for a plan. Our village sidewalks are a mess We need to add more beauty and shops along Main Street, to become a destination again.	6/17/2021 7:45 AM
42	Merge village and town court. I am afraid of building too many more homes and all that that goes with crowding and bored people. We have 2 family homes so that we can earn rent to afford our mortgages.	6/17/2021 6:28 AM
43	Whatever is done, please don't ruin the town by cluttering it up with huge ugly buildings like they did to Saratoga. Please keep the small town charm	6/17/2021 6:21 AM
44	By not approving the inclusion of Tiny Homes in the community built to comply with NYS Building Code Q, you are limiting new sustainability in the community and affordable housing for low-income and senior individuals. The addition of these on family property for year-round living also allows families to more easily help each other. Cutting off your nose to spite your face.	6/17/2021 12:09 AM
45	Move the food truck at Argyle brewing to make visibility acceptable at that corner. It's dangerous	6/16/2021 10:05 PM
46	Greenwich needs a bar/gastro pub that will entertain locals as well as bring outsiders into Greenwich & stimulate the local economy. There is no "bar" in Greenwich besides argyle brewery.	6/16/2021 9:59 PM
47	Get rural internet at all cost! Very important for many reasons!	6/16/2021 9:30 PM
48	Better access to mental health care locally is greatly needed	6/16/2021 9:15 PM
49	Camping on the Battenkill	6/16/2021 9:14 PM
50	Greenwich's agricultural values should be honored and respected. Large housing complexes would go against the small town feel that makes Greenwich so attractive. Low income housing would disrupt the nature of the community and potentially bring a lot of outsiders into town threatening the fabric of this great small town community.	6/16/2021 8:45 PM
51	I would like to see any revitalization be held to a standard of appearance that blends with the current/classic/historical aesthetic of the current main street, for all businesses in the village AND town. Auto Zone is such an eye sore!!!	6/16/2021 8:29 PM
52	Have contacted Mayor by email several times regarding these news releases, provided on Greenwich village website and have never received a response. They don't really want input.	6/16/2021 8:17 PM
53	I'd like to see some type of industry come to Greenwich to help support our local businesses that are already here.	6/16/2021 8:15 PM
54	Continued community involvement.	6/16/2021 7:26 PM
55	Stop putting so much attention into the Hudson River waterpark in Clarks Mills. There are other things in this town that need s attention.	6/16/2021 7:13 PM
56	Garbage around homes on all property's should be cleaned up. Keeping fie hydrants clear of weeds and snow.	6/16/2021 6:54 PM
57	Community swimming pool would be wonderful	6/16/2021 6:34 PM
58	Dog park, flag polls on Main Street, restore sidewalks for an easier walk, add more sidewalks around town and village	6/16/2021 6:18 PM
59	Focus on revitalizing Main St. I think it has been a mistake for the village to run water outside of the village limits for businesses such as Cumbys. Nix the town water project.	6/16/2021 6:03 PM
60	Need to fix red light coming from Washington sq. It will not trip if in small car so after cycling through 2-3 times, just have to run it. Downtown is useless. Not a single store worthwhile to go to. No parking and if people park on street they make it so cars can't safely drive past each other.	6/16/2021 5:48 PM
61	A public swimming pool would be nice.	6/16/2021 5:28 PM
62	More is needed for kids and teens.	6/16/2021 4:29 PM
63	This town needs an athletic complex that isn't the school. Our sports teams especially youth sports are very well attended and a pride of the community yet the school grounds are	6/16/2021 4:04 PM

Greenwich Revitalization Plan Visioning Survey		SurveyMonkey
	overburdened with the community use on top of the school teams use. A big rec park with sports fields, pavilions and playgrounds would be a great asset to this town.	
64	The beauty of Greenwich is that we aren't a Future Clifton park that is a hideous collection of commercialism. Our connection to our past and nature are what make Greenwich a place to be. While we provide for a solid economic foundation to allow families to continue residing here and attracting diverse peoples, we cannot lose a focus on the fundamental identity of Greenwich that makes it the most pleasant small town around.	6/16/2021 4:00 PM
65	Bringing rail services back to the town of Greenwich again!	6/16/2021 3:32 PM
66	The single biggest thing limiting the Village is the lack of parking. We NEED to address parking if we hope to draw in more consumers. Without it, we are not going to have progress.	6/16/2021 2:59 PM
67	I would hate to see anything make the town lose it's small town charm with large complexes or chains	6/16/2021 2:50 PM

## Village and Town of Greenwich: Brownfield Opportunity Area (BOA) Nomination Study

### STAKEHOLDER & POTENTIAL PARTNERS INTERVIEWS SUMMARY

#### 1.1 INTRODUCTION

Chazen conducted a series of interviews with several stakeholders and potential partners from March 2021 through December 2021. The purpose of this memorandum is to identify some of the key takeaways from those discussions.

#### 1.2 INVOLVED STAKEHOLDERS

- ❖ Ray Agnew, Glens Falls Hospital
- ❖ James Ballard, Property Owner
- ❖ David Borger, Main Care Energy
- ❖ Colin Brice, Studio Mapos/Topos
- ❖ James Caruso, Former economic officer with U.S. Department of State (DOS)
- ❖ Chris Castrio, Argyle Brewing Company
- ❖ Jill Crawford, Type A
- ❖ Chris Cripps, Better Bee
- ❖ John Cullinan, Livery Square; Battenkill Motors
- ❖ Cailie Currin, Move to Live; Currin Compliance
- ❖ Teresa Dawson, Skin Diva Med Spa + Makeup
- ❖ Wayne Edsforth, Greenwich Hardware Antiques
- ❖ Chris Ellis, Suburban Propane
- ❖ Kelley Eusis, Greenwich Chamber of Commerce
- ❖ Bruce Ferguson, Northeastern New York Railroad Preservation Group)
- ❖ Jacob Fetterman, Trout Unlimited
- ❖ Gloria Flaunders, Property owner
- ❖ Leo Flynn, Village of Greenwich DPW
- ❖ Deb Gonsalves, Cumberland farms
- ❖ Barbra Hammel, Helping Hands Physical Therapy
- ❖ Jean Hammerman, Center for Creative Land Recycling
- ❖ Ann Marie Hatch, Glens Falls Hospital
- ❖ Jennifer Herbert, NAPA Auto Parts
- ❖ Sherri Loon, Battenkill Hydro Associates
- ❖ Amber Mathia, Bonacio Construction
- ❖ Tracy Mills, Glens Falls Hospital
- ❖ Jamie Nevins, Flynn Brothers
- ❖ Brian Nilsen, Viking Fabrication

APPENDIX

4

# Stakeholder Outreach Summary

- ❖ Larry Novik, Bonacio Construction
- ❖ Warren Nulty, Property Owner
- ❖ Laura Oswald, Washington County Economic Development
- ❖ Bethany Parks, Potential Purchaser
- ❖ Dan Pettys, Property owner
- ❖ Peter Procida, Procida Companies
- ❖ John Rieger, Country Power Products
- ❖ Jean Roy, Battenkill Hydro Associates
- ❖ Christopher Sass, Property Owner
- ❖ Linda Shaw, Knauf Shaw
- ❖ Chun Shun Li, Resident
- ❖ Bob St. Mary, Village of Greenwich DPW
- ❖ William Taber, Battenkill Railroad
- ❖ Annie Tirschwell, Type A
- ❖ Steve Townsend, Potential Purchaser
- ❖ Bill Wade, Property owner
- ❖ Andrea Wenner, Type A
- ❖ Scott Zelekowitz, Gibraltar Management

### 1.3 COMMON THEMES & KEY INSIGHTS

#### 1.3.1 Housing Market Trends/Needs

Stakeholders felt that there is a need for diversifying housing stock, specifically rental housing for people in their 20s and 60s and downsized housing options for the 70+ populations. Stakeholders noted a growing trend of people wanting to move to Greenwich, however there is not much vacant housing stock. Currently, there is also limited rental housing stock in Greenwich. Interviews with residents and local stakeholders revealed that it is important to incentivize housing stock for younger generations to live and work in Greenwich and also to provide elderly, lifelong Greenwich residents affordable places to stay. Other stakeholders noted the importance of mixed-income housing development. Overall, stakeholders felt that the mixture of smaller lot sizes and gorgeous homes make it an attractive place to live.

#### 1.3.2 Commercial Market Trends/Needs

Stakeholders felt that food/restaurants, bars, clothing, boutique shops, bookstores and gift shops are attractive businesses that draw in tourism. There is community interest in Greenwich having a vibrant, pedestrian-oriented Main Street and walkable downtown area. Stakeholder interviews suggest that there is a lack of businesses that cater to younger crowd; however, there is potential to adapt. It has been noted that the Village is becoming a hub, however, there has not been a great culture of Main Street being a destination, due to difficulty in retaining foot and vehicular traffic in the area. Although this is the case, there is also a desire to transform Greenwich into a place where people want to live and work, and as a tourist destination for people coming out of town. Stakeholders have stated a need for live/work flex spaces for rent, restaurant and retail diversity, and affordable dining options, to promote younger populations to live/work in Greenwich. Food trucks were also noted as a potential

entry into the market that requires less upfront investment, while bringing activity to a site. Stakeholders indicated an interest in attracting diverse retail along the Route 29 corridor, but in such a way that complements with the character of the Greenwich community and doesn't compete against longtime existing businesses.

#### 1.3.3 General Market Trends/Needs

Stakeholders felt that Greenwich is on the cusp of either going upscale or downscale. Some stakeholders felt that there is a disincentive to invest because of high turnaround rates for new businesses within the Village and taxes are high. However, there is interest in the Village to preserve its historic and architectural character by considering adaptive reuse and reviving older establishments with local community support. Greenwich used to be an attractive area demographically and economically; however, over the years, there has not been much turnover in property style. Additionally, stakeholders mentioned difficulty in finding information on what spaces are currently available (retail, office, and residential), and the growing demand for all types of spaces.

#### 1.3.4 Pandemic Impacts

At the time of the stakeholder outreach calls, some noted that businesses in the Village have either left, closed, or come in but not fully opened since the onset of the pandemic. Concerns raised include restaurant shortages, high turnover rates for new businesses, and lack of sustainable businesses due to a changing business climate. Noted trends include high demands for flex spaces, yoga and personal training spaces, and live/workspaces. Stakeholder interviews revealed that though the pandemic has affected the Greenwich market, there is still lots of community buy-in and commitment, and businesses are learning to cope, adapt and evolve with building online presence through social media. Other stakeholders noted the increased local tourism that resulted from the pandemic: short-term rentals in the area had high occupancy and raising rates, raising the question of whether a hotel could be viable locally.

#### 1.3.5 Other Community Identified Issues & Needs

Community issues noted by stakeholders include an increase in absentee landlords, lack of jobs, poor street and sidewalk infrastructure, sewage problems, large, underutilized parking lots, and large walking distances to food and drink. Stakeholders stated a need for job diversity, safer street and sidewalk infrastructure, innovative parking solutions, and diverse but affordable dining options. Additionally, stakeholders expressed interest in providing flexibility within the Code update, as they were wary that additional regulations within the code could potentially deter interested developers and may make future investment difficult. Overall, the majority of stakeholders stated that currently, the Village is not a touristy area and does not have the foot traffic to drive higher investment. Any future investment must be suitable for the Village and adhere to its small-town character.

#### 1.3.6 Village Downtown – Street Improvements

In terms of the Village Downtown area, stakeholders expressed a need for street and sidewalk improvements, robust signage, traffic safety, and architectural preservation. Stakeholders noted that this has been an important issue/need for improvement for many years and wanted to see change. In terms of streets and sidewalks, potential ideas noted by the interviewed stakeholders include street widening to alleviate traffic and truck access and pedestrian-

friendly crosswalks with a pole and a button, to promote pedestrian and vehicular safety. In terms of traffic safety, stakeholders noted poor line of sight for drivers in certain location and the need for more robust signage, wayfinding techniques, and safety precautions. Overall, stakeholders felt that better maintenance and social responsibility would help in preserving the existing architecture in the Village.

#### 1.3.7 Village Parking

Noted parking concerns include narrow streets, lack of parking management, and long distances to amenities from available spots. Many stakeholders felt that the shortage of parking in the Village is hurting businesses. Potential ideas suggested to resolve parking issues included widening streets for parking, regulating parking, creating parking pods in strategic areas, and formulating shared parking agreements between business owners.

#### 1.3.8 Study Area Subareas

##### 1.3.8.1 *Dunbarton Mill*

Stakeholders described the Dunbarton Mill site is a unique site with great waterfront access, but with crumbling on-site buildings, trespassers and squatters. There is a need to revitalize this area to provide better waterfront connection, but also create a safe area where residents can enjoy. Some stakeholders discussed alternate opportunities for the site's acquisition that should be considered, including exploring the County acquiring the property through foreclosure.

##### 1.3.8.2 *Waterfront*

Currently, only Rock Street Park has public waterfront access, but it is not well used or accessible; the use of the water is restricted (e.g., swimming is not permitted). The majority of waterfront parcels are private properties, which created limitations in terms of access. However, there is a desire in the community to revitalize the waterfront and create room for recreational spaces that draw residents and tourists into Greenwich.

##### 1.3.8.3 *Roundabout/Gateway*

In terms of the gateway area in the Town, there is ample interest in amplifying residential and commercial uses along the Route 29 corridor. Stakeholders noted the shortage of available space in the corridor and also highlighted several vacant/underutilized sites they would like to see improved to enhance aesthetics at this key location. There is a tremendous deficit of residential in the Town, however there are opportunities to develop on larger parcels.

#### 1.3.9 Battenkill Rail

Property owner and operator interested in continuing its active use. General public misconception that no longer active. Other parts of the rail (east of Greenwich) in use; Greenwich Yard will return to use once bridge repairs completed.

#### 1.3.10 Battenkill Waterfront

The Battenkill waterfront is an asset to the Greenwich community, but it has long been underutilized and disconnected from the rest of the Village. Current issues include lack of public access to the waterfront and islands, steep slopes, lack of public recreation along the

waterfront, rocky soils, difficulty boating and fishing, and multiple dams which hinder full usage and easy access through the river. The Village would require portages, ease ways and landowner agreements to get around the river safely. Potential ideas from stakeholders included connecting Greenwich to Salem trails to create a greenway for hiking/walking along the waterfront; designing a footbridge connecting to the river's islands; creating recreational areas such as an amphitheater, park, and kayak spot; providing waterfront-related commercial uses or food/drink in proximity to the waterfront; and raising awareness of the river as a community asset that should be protected.

##### 1.3.10.1 *Hydro*

Hydro concerns include split dam ownership, dam liability, and property hardship. Having a dam as part of property makes it a difficult property to sell, and stakeholders were unclear on the long-term use and viability of the hydro facilities. A stakeholder also noted potential opportunities to explore creative uses of the dams and hydro facilities, including powering cryptocurrency, which could set Greenwich apart from other communities.

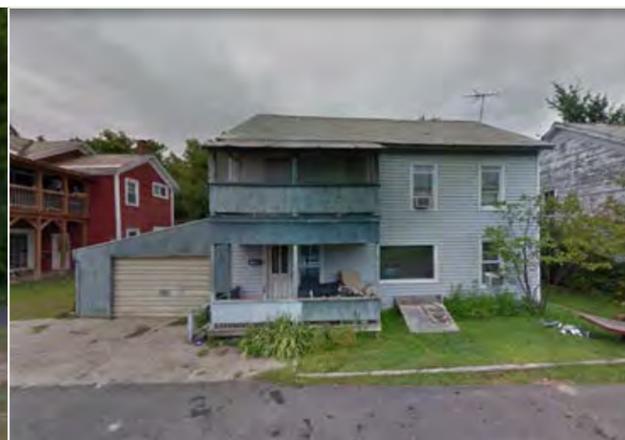


# Appendix 5: Site Profiles

1-5 CABEL STREET PARCELS	
ADDRESS	1-3 & 5 Cabel St
PARCEL NO	237.5-5-11 (1-3 Cabel) & 237.5-5-12 (5 Cabel)
ZONING	COM01
PROPERTY ACREAGE	0.15 acres (1-3 Cabel: 0.07 acres & 5 Cabel: 0.08 acres)
CURRENT OWNER(S)	Karen Zmitrovitch (1-3 Cabel) and Phoenix Capital XX LLC (5 Cabel);
ON-SITE STRUCTURES	Dilapidated 2-story, 2,080-sf abandoned, building constructed in late 1800s (1-3 Cabel) 2-story, 1,768-sf multi-family residence constructed in late 1800s (5 Cabel)
CURRENT GROUNDWATER CONDITIONS	None Known
FLOOD ZONE	None
ENV. & LAND USE HISTORY	Residential use since late 1800s
CURRENT USE	Currently For/Pending Sale
POTENTIAL CONTAMINATION ISSUES	No known contamination on site. Near former and current industrial properties.
EXISTING INFRASTRUCTURE	Public water
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeologically Sensitive Area
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Residential or mixed-use (residential/commercial), rehabilitation of the buildings, and revitalization and reinvestment of Mill Hollow



1-3 Cabel St.



5 Cabel St.

# Appendix 5: Site Profiles

9 ELBOW STREET PARCELS	
ADDRESS	9 Elbow St.
PARCEL NO	237.5-6-19
ZONING	IND
PROPERTY ACREAGE	0.32
CURRENT OWNER(S)	Country Ag Products LLC
ON-SITE STRUCTURES	7,220-sf storage/warehouse for an off-site commercial business, built in 1945.
CURRENT GROUNDWATER CONDITIONS	None Known
FLOOD ZONE	None
ENV. & LAND USE HISTORY	Severn & Wells (included wool, grain & potatoes storage); H.C Gray feed storage, paper storage; Paper Store House, Feed & Grain Warehouse; Feed & Grain Mill Warehouse
CURRENT USE	Storage/Warehouse
POTENTIAL CONTAMINATION ISSUES	On-site and adjacent current & historic industrial uses
EXISTING INFRASTRUCTURE	Public water
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeologically Sensitive Area
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Commercial. Potential adaptive reuse with shared studio/office/makerspace.



# Appendix 5: Site Profiles

BATTENKILL RAILROAD PARCEL	
ADDRESS	South End Village
PARCEL NO	237.5-6-8
ZONING	IND
PROPERTY ACREAGE	7.53
CURRENT OWNER(S)	Northeast NY Rail
ON-SITE STRUCTURES	Freight rail line. 1-story, 7,220-sf former train depot built in the late 19th century.
CURRENT GROUNDWATER CONDITIONS	None Known
FLOOD ZONE	100-year flood zone AE
ENV. & LAND USE HISTORY	Railroad Depot, railroad car barn shop, freight rail, engine houses, Coal & Wood Yard; cabinet shop, blacksmiths
CURRENT USE	Office
POTENTIAL CONTAMINATION ISSUES	Current and historic rail operations.
EXISTING INFRASTRUCTURE	Public water
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	Rail Line
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeologically Sensitive Area, USFWS NWI Wetlands, NYSDEC Stream, Unconsolidated Aquifer
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Mixed-Use (Recreational & Rail). Potential rail bikes, rail trail, or trail-with-rail.



# Appendix 5: Site Profiles

BIG LOTS PLAZA PARCEL	
ADDRESS	1251 and 1249 State Route 29
PARCEL NO	229.-1-27.2 and 229.-1-27.3
ZONING	C
PROPERTY ACREAGE	16.36 acres (1251 Rte 29: 15.38 acres; 1249 Rte 29: 0.98 acres)
CURRENT OWNER(S)	GBR Green Acres LLC
ON-SITE STRUCTURES	Approximately 42,440-sf commercial plaza built in 1975 and McDonald's drive through built in 1983. Current tenants include fast food restaurants, discount stores, and a liquor store. One commercial space is vacant.
CURRENT GROUNDWATER CONDITIONS	None Known
FLOOD ZONE	Potentially within 100-year flood zone A
ENV. & LAND USE HISTORY	Commercial plaza, gas station
CURRENT USE	Shopping Plaza & McDonald's drive-through
POTENTIAL CONTAMINATION ISSUES	Former gas station, DEC spills, Large quantity of bulk storage
EXISTING INFRASTRUCTURE	Public water and Natural gas
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	None
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Unconsolidated Aquifer
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Commercial. Up to 16,000 SF of infill commercial/restaurant development.



# Appendix 5: Site Profiles

57-69 MAIN STREET PARCEL	
ADDRESS	57-69 Main St.
PARCEL NO	237.5-4-35 (57 Main); 237.5-4-34 (65 Main); 237.5-4-33 (67-69 Main)
ZONING	COM01
PROPERTY ACREAGE	0.58 acres (57 Main: 0.08 acres; 65 Main: 0.22 acres; 67-69 Main: 0.28 acres)
CURRENT OWNER(S)	Croatan LLC (57 Main), Greenwich Preserv Grp LLC (65, 67-69 Main)
ON-SITE STRUCTURES	Abandoned, 2,028-sf abandoned, 1-story building constructed in 1950 (57 Main) Underutilized, 4,912-sf, 1-story retail building; multi-tenant building built in 1950 (67-69 Main)
CURRENT GROUNDWATER CONDITIONS	None Known
FLOOD ZONE	100-year flood zone AE
ENV. & LAND USE HISTORY	Residence; restaurant/variety store; furnishings + barber shop, moving picture theatre + tobacco shop
CURRENT USE	Commercial (57 Main), Empty parking lot / vacant commercial land (65 Main), Mixed-Use - residential / retail (67-69 Main)
POTENTIAL CONTAMINATION ISSUES	None known on-site. Auto uses and spills on nearby properties.
EXISTING INFRASTRUCTURE	Public water & sewer
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Unconsolidated Aquifer, Waterfront
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Mixed-use (residential/commercial). Infill development.



57 Main

65 Main

67-69 Main

# Appendix 5: Site Profiles

BRIDGE & MAIN PARCEL	
ADDRESS	Bridge St.
PARCEL NO	237.5-5-8
ZONING	COM01
PROPERTY ACREAGE	0.3
CURRENT OWNER(S)	Main Brothers Oil Company Inc.
ON-SITE STRUCTURES	A farmhouse barn used for storage, built in 1930
CURRENT GROUNDWATER CONDITIONS	None Known
FLOOD ZONE	None
ENV. & LAND USE HISTORY	Billiards, kitchen, hotel livery, residence, icehouse, auto storage, auto sales & service, oil & grease shop
CURRENT USE	Storage
POTENTIAL CONTAMINATION ISSUES	DEC Spills and former auto and industrial uses. Underground gas tanks reported removed by current property owner
EXISTING INFRASTRUCTURE	Public water
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeological Sensitive Area
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Commercial and parking. Adaptive reuse.



# Appendix 5: Site Profiles

DUNBARTON MILL PARCEL	
ADDRESS	52 John St.
PARCEL NO	237.5-6-5
ZONING	IND
PROPERTY ACREAGE	9.3
CURRENT OWNER(S)	Frank E. Evers
ON-SITE STRUCTURES	2- story Flax and spinning production mill/warehouse. Partially collapsed; Approx. 1-story Lumber storage building. Partially collapsed; 2-story Flax store/storage building. Partially collapsed; 2-story Office building. Partially collapsed; Approx. 1-story Unknown building (built after 1950)
CURRENT GROUNDWATER CONDITIONS	2016 Phase II ESA: Groundwater had several metal exceedances throughout the property
FLOOD ZONE	100-year flood zone AE
ENV. & LAND USE HISTORY	Dunbarton Flax & Spinning Co. - MFG Thread & Twine Mutual Risk; Barbour Flax & Spinning Co. Inc - MFG of Thread & Twine, Linen Thread Co., dye + spinning rooms, stores, flax storage + hemp storage
CURRENT USE	Abandoned former industrial site with several partially collapsed buildings constructed at various times over the years of the mill's operation (beginning in the end of the 19th century)
POTENTIAL CONTAMINATION ISSUES	2016 Phase II ESA: "Of the three areas of concern sampled, all areas had metal concentrations above the Restricted Residential Use Soil Cleanup Objectives (SCOs) and NYSDEC Ambient Water Quality Standards (AWQS) in soil and groundwater, respectively. Of the metals detected, lead was the only chemical seen in both soil and groundwater at levels exceeding standards. SVOC exceedances in surface soil were also seen in AOC-4." Contamination detected at the property is primarily in surface soil and debris piles spanning the property.
EXISTING INFRASTRUCTURE	Public water
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Waterfront, NYSDEC Stream, USFWS NWI Wetland, Unconsolidated aquifer
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Mixed-Use, including adaptive reuse and new construction. 40 Co-housing units, 30 Hotel units/keys, 10 Glamping units, 4,650 SF of Food & Beverage, 255 Amphitheater seats, 1,500 SF of Comfort station



# Appendix 5: Site Profiles

EDDY PLOW WORKS PARCEL	
ADDRESS	25 and 17 Eddy St.
PARCEL NO	237.10-1-4 & 237.10-1-3
ZONING	MDR
PROPERTY ACREAGE	7.58 - (25 Eddy - 7.2 acres; 17 Eddy - 0.38 acres)
CURRENT OWNER(S)	Patrick R. Brereton (25 Eddy), Shane Nolan (17 Eddy)
ON-SITE STRUCTURES	25 Eddy - 3,600-sf, 3-story mixed-use building built in late 19th century 17 Eddy - 2,230-sf, 2-Family Residence built in late 19th century
CURRENT GROUNDWATER CONDITIONS	None Known
FLOOD ZONE	100-year flood zone A & 100-year flood zone AE
ENV. & LAND USE HISTORY	25 Eddy - Foundry, blacksmith, machine shop, paint shop, woodwork, coal shed, agricultural instruments manufacturing 17 Eddy - Two Family Residence
CURRENT USE	25 Eddy - three-story building has commercial space on the first floor, two apartments on the second and an open unfinished third floor. First and third floors vacant. There is a small hydro generating plant on waterfront. Currently pending sale. 17 Eddy - two-family residence
POTENTIAL CONTAMINATION ISSUES	Yes, previous industrial spills
EXISTING INFRASTRUCTURE	25 Eddy - None 17 Eddy - Public water & sewer
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeological Sensitive Area, Waterfront (Fly Creek and Battenkill), NYSDEC Stream, USFWS NWI wetlands, Unconsolidated principal aquifer.
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Mixed-Use. Adaptive reuse of 25 Eddy building with commercial and residential, parking on 17 Eddy Street, and waterfront access.



# Appendix 5: Site Profiles

2536 ROUTE 40 PARCEL	
ADDRESS	2536 State Route 40
PARCEL NO	228.-3-8
ZONING	C
PROPERTY ACREAGE	7.8
CURRENT OWNER(S)	Joseph Facin
ON-SITE STRUCTURES	1,248-sf, 1-Family Structure
CURRENT GROUNDWATER CONDITIONS	None known
FLOOD ZONE	None
ENV. & LAND USE HISTORY	Unknown
CURRENT USE	Residential with wide, vacant space; Currently for sale
POTENTIAL CONTAMINATION ISSUES	None known on-site. Near reported spill locations.
EXISTING INFRASTRUCTURE	Natural Gas
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeological sensitive area, NYSDEC Stream, Unconsolidated aquifer
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Mixed-Use: Approximately 2-story residential building with approximately 112 rental units in the rear and single-story commercial on Route 40 in the front, along the road and SE portion of the interior road; Secondary access to Hannaford Plaza via Parcel 228.-3-9.9



# Appendix 5: Site Profiles

GLENS FALLS HOSPITAL PARCEL	
ADDRESS	1134 State Route 29
PARCEL NO	228.-3-14.3
ZONING	C
PROPERTY ACREAGE	9.8
CURRENT OWNER(S)	Glens Falls Hospital
ON-SITE STRUCTURES	23,516-sf, 2- story medical building built in 2008.
CURRENT GROUNDWATER CONDITIONS	None Known
FLOOD ZONE	100-year flood zone AE
ENV. & LAND USE HISTORY	Unknown
CURRENT USE	2-story medical building
POTENTIAL CONTAMINATION ISSUES	Unknown
EXISTING INFRASTRUCTURE	Natural gas
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeological Sensitive Area, Waterfront, NYSDEC stream, USFWS NWI wetlands
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Residential (senior housing) and/or commercial (medical use). New construction with approximately 6,500-SF footprint 2-story building.



# Appendix 5: Site Profiles

ISLAND PARCEL	
ADDRESS	73 Main St.
PARCEL NO	p/o 237.5-4-32
ZONING	COM01
PROPERTY ACREAGE	1.9
CURRENT OWNER(S)	Greenwich Preservation Group
ON-SITE STRUCTURES	Undeveloped island
CURRENT GROUNDWATER CONDITIONS	None known
FLOOD ZONE	Zone AE Floodway
ENV. & LAND USE HISTORY	Vacant island
CURRENT USE	None; vacant
POTENTIAL CONTAMINATION ISSUES	None known
EXISTING INFRASTRUCTURE	Public water and sewer
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeological sensitive area, Waterfront, NYSDEC Stream, USFWS NWI Wetlands
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Recreation. Waterfront greenway to connect Main Street to Rock Street recreation hub.



# Appendix 5: Site Profiles

UPPER DAM HYDROELECTRIC FACILITY PARCEL	
ADDRESS	40 Rock St
PARCEL NO	237.6-2-4.1
ZONING	MDR
PROPERTY ACREAGE	4.95
CURRENT OWNER(S)	Battenkill Hydro Associates
ON-SITE STRUCTURES	Two electro-hydro utility buildings (432-sf) built in 1980
CURRENT GROUNDWATER CONDITIONS	None Known
FLOOD ZONE	100-year flood zone AE & Zone AE floodway
ENV. & LAND USE HISTORY	Underwear factory; Paper manufacturer
CURRENT USE	Electro-hydro utility
POTENTIAL CONTAMINATION ISSUES	NYSDEC Spills. Current and historic industrial uses.
EXISTING INFRASTRUCTURE	Public water & sewer
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeological Sensitive Area, Waterfront, NYSDEC stream, USFWS NWI wetlands
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Recreation. Waterfront greenway and expanded Rock Street Park.



# Appendix 5: Site Profiles

MIDDLE DAM HYDROELECTRIC FACILITY PARCEL	
ADDRESS	Mill Hollow
PARCEL NO	237.5-5-14.1
ZONING	COM01
PROPERTY ACREAGE	0.55
CURRENT OWNER(S)	Battenkill Hydro Associates
ON-SITE STRUCTURES	Vacant land
CURRENT GROUNDWATER CONDITIONS	None known
FLOOD ZONE	100-year flood zone AE
ENV. & LAND USE HISTORY	Storage, bottling, foundry, machine shop, knitting mill, boiler house, auto storage factory building, dress factory
CURRENT USE	None; vacant
POTENTIAL CONTAMINATION ISSUES	Historic industrial uses
EXISTING INFRASTRUCTURE	Public water
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeological sensitive area, Waterfront, NYSDEC Stream, USFWS NWI Wetlands
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Waterfront park



# Appendix 5: Site Profiles

1079 – 1097 ROUTE 29 PARCEL	
ADDRESS	7 properties along Route 29 & Route 40: 1) State Route 40, 2) State Route 40, 3) 1097 State Route 29, 4) 1089 State Route 29, 5) 1083 State Route 29, 6) 1079 State Route 29, 7) State Route 29 N/Off
PARCEL NO	1) State Route 40 – 228.-2-20.4, 2) State Route 40 – 228.-2-19.1, 3) 1097 State Route 29 – 228.11-1-23, 4) 1089 State Route 29 – 228.11-1-21, 5) 1083 State Route 29 – 228.11-1-19, 6) 1079 State Route 29 – 228.11-1-18, 7) State Route 29 N/Off – 228.11-1-25
ZONING	C
PROPERTY ACREAGE	Total 15.13 acres: 1) State Route 40 – 0.26 acres, 2) State Route 40 – 0.10 acres, 3) 1097 State Route 29 – 3.66 acres, 4) 1089 State Route 29 – 3.36 acres, 5) 1083 State Route 29 – 0.75 acres, 6) 1079 State Route 29 – 1 acre, 7) State Route 29 N/Off – 6 acres
CURRENT OWNER(S)	WR Enterprises LLC
ON-SITE STRUCTURES	Vacant land (228.-2-20.4, 228.-2-19.1, and 228.11-1-25); 2-story, 2,080-sf, detached single family residence built in 1820 (1097 Route 29); 2-story, 1,968-sf, attached single family residence built in 1807 (1089 Route 29); 1.5-story, 1,722-sf, detached single family residence built in 1930 (1083 Route 29); 1-story, 2,777-sf. post office built in 1979 (1079 Route 29)
CURRENT GROUNDWATER CONDITIONS	None Known
FLOOD ZONE	None
ENV. & LAND USE HISTORY	Unknown
CURRENT USE	Primarily residential, institutional (post office), vacant
POTENTIAL CONTAMINATION ISSUES	Adjacent to RCRA bulk storage facility and auto uses (including repair & tanks)
EXISTING INFRASTRUCTURE	Natural gas
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeological Sensitive Area, NYSDEC stream, USFWS NWI wetland, Unconsolidated aquifer
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	New infill mixed-use (residential and retail) development. Single-story commercial retail along Route 29 with 2-story residential (townhome/condo-type development) in the rear. Internal access loop connecting Route 29 and 40.



Site Photos

# Appendix 5: Site Profiles

MAIN CARE ENERGY PARCEL	
ADDRESS	Elbow St w/ Off
PARCEL NO	237.5-6-21
ZONING	IND
PROPERTY ACREAGE	7
CURRENT OWNER(S)	Main Brothers Oil Company Inc.
ON-SITE STRUCTURES	Fuel storage
CURRENT GROUNDWATER CONDITIONS	None known
FLOOD ZONE	100-year flood zone AE
ENV. & LAND USE HISTORY	Coal and wood yard, coal shed
CURRENT USE	Fuel storage
POTENTIAL CONTAMINATION ISSUES	DEC spills, fuel storage, historic industrial uses
EXISTING INFRASTRUCTURE	Public water
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeological sensitive area, Waterfront, NYSDEC Stream, USFWS NWI Wetlands
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Recreation (waterfront greenway)



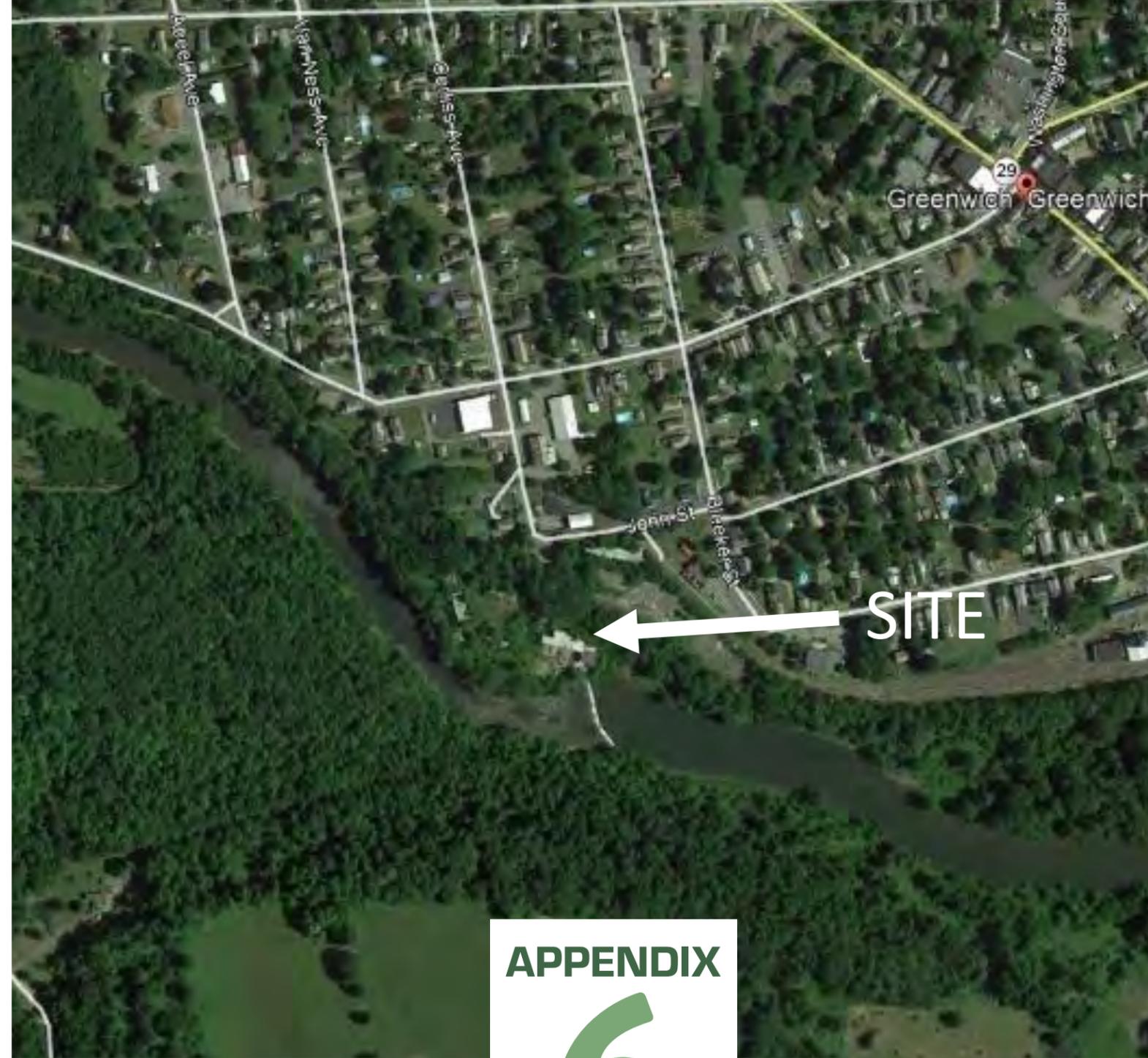
# Appendix 5: Site Profiles

VILLAGE HALL PARCEL	
ADDRESS	6 Academy St
PARCEL NO	237.5-3-1
ZONING	MDR
PROPERTY ACREAGE	0.7
CURRENT OWNER(S)	Village of Greenwich
ON-SITE STRUCTURES	One existing 2.5-story, 11,896-sf building constructed in 1848
CURRENT GROUNDWATER CONDITIONS	None Known
FLOOD ZONE	None
ENV. & LAND USE HISTORY	School building, Odd Fellows Temple, Fire Department
CURRENT USE	Village Hall currently houses the Village offices, Village fire department office, Village Court, Greenwich Chamber of Commerce, and Greenwich Youth Center. portion of the building is vacant due to structural concerns.
POTENTIAL CONTAMINATION ISSUES	None Known
EXISTING INFRASTRUCTURE	Public water & sewer
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Within the Village of Greenwich Historic District (NR #92NR00424)
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Mixed-use. Restore building & re-program upper floor & rear of building



# Appendix 5: Site Profiles

REAR WATERFRONT PARCEL	
ADDRESS	Main St. E/Off.
PARCEL NO	237.5-4-40
ZONING	COM01
PROPERTY ACREAGE	1.53
CURRENT OWNER(S)	Saunders Greenwich Rentals
ON-SITE STRUCTURES	None
CURRENT GROUNDWATER CONDITIONS	None known
FLOOD ZONE	100-year flood zone AE
ENV. & LAND USE HISTORY	Not Known
CURRENT USE	None
POTENTIAL CONTAMINATION ISSUES	None known.
EXISTING INFRASTRUCTURE	Public water and sewer
PROXIMITY TO EXISTING TRANSPORTATION NETWORKS	No
NATURAL AND CULTURAL RESOURCES OR HISTORIC RESOURCES	Archaeological sensitive area, Waterfront, NYSDEC Stream, USFWS NWI Wetlands
POTENTIAL DEVELOPMENT/SITE IMPROVEMENTS	Recreation (Waterfront greenway to connect Main Street to Rock Street recreation hub via Island site)



**APPENDIX**  
**6**

# Dunbarton Structural Assessment

# Limited Structural Stability Assessment for Dunbarton Mill Site

## 52 John Street Extension Village of Greenwich Washington County, New York

Issued: June 2, 2021

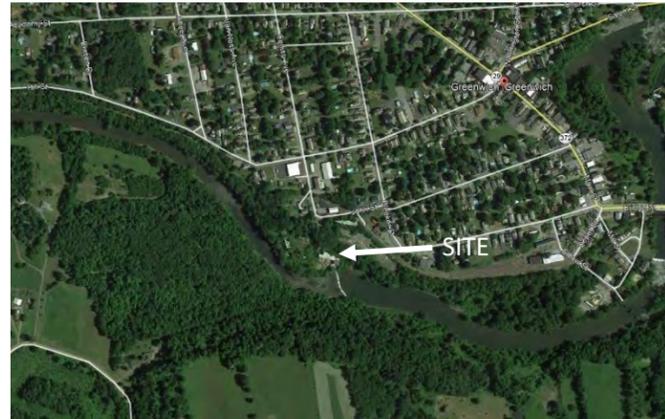
Prepared for:

Pam Fuller, Mayor  
Village of Greenwich  
6 Academy Street  
Greenwich, NY 12834

Prepared by:

Chazen Engineering, Land Surveying,  
Landscape Architecture & Geology Co., D.P.C.  
547 River Street  
Troy, NY 12180  
518.273.0055  
[www.chazencompanies.com](http://www.chazencompanies.com)

*Unauthorized alteration or addition to this document is  
a violation of Section 7209 Subdivision 2 of the New York  
State Education Law.*



### TABLE OF CONTENTS

<b>1.0 INTRODUCTION.....</b>	<b>1</b>
<b>2.0 OBSERVATIONS AND ASSESSMENTS.....</b>	<b>1</b>
2.1 Project Site.....	1
2.2 House.....	2
2.3 Brick Building.....	3
2.4 Pole Barn.....	3
2.5 Wood and Masonry Building.....	3
2.6 Mill Works Building.....	4
2.7 Pre-engineered metal building.....	5
2.8 Concrete Retaining Wall.....	6
2.9 Field Stone Retaining Wall.....	6
2.10 Partial CMU Building.....	6
<b>3.0 RECOMMENDATIONS.....</b>	<b>7</b>
<b>4.0 CONCLUSION.....</b>	<b>10</b>

### LIST OF FIGURES

Figure 1: Aerial View of Project Site.....	2
Figure 2: Aerial View of Mill Works Building.....	5
Figure 3: Brick Building Temporary Shoring Diagram.....	8

### APPENDICES

Appendix A: May 5, 2021 Photographic Documentation

*It is a violation of New York State Education Law for any person to alter this drawing or document in any way, unless he or she is acting under the direction of a licensed design professional (professional engineer, land surveyor, architect, landscape architect or professional geologist). If this drawing or document is altered, the altering design professional shall affix to the drawing or document his or her seal, the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.*

## 1.0 INTRODUCTION

The Chazen Companies (Chazen) was engaged by the Village of Greenwich (Client), to prepare a Limited Structural Stability Assessment of several structures at the Dunbarton Mill Site located at 52 John Street Extension in the Village of Greenwich, Washington County, New York (project site). The subject structures consist of seven buildings and two retaining walls located at the project site. A general description of the project site and subject structures is provided in Section 2.0 of this report.

This report was prepared at the request of the Client to assess the stability of the subject structures. The assessment provides a description of the general condition of the subject structures and the apparent state of stability of each structure at the time of the assessment.

Chazen visited the project site on Wednesday, May 5, 2021 to assess the overall condition and stability of the subject structures. Chazen representatives met with Pam Fuller (Village Mayor), Jane Dowling (Village Clerk), and Andrew Kelly (Village Attorney) on site. A photographic log of our observations is attached in Appendix A of this report.

Our assessment was limited to observations made from the exterior of the buildings due to unstable and unsafe conditions of the subject structures.

## 2.0 OBSERVATIONS AND ASSESSMENTS

A general description of the project site, subject structures, and reported history are provided herein.

A photographic record of our visual observations is provided in Appendix A. In general, the subject structures are unsafe for entry at this time.

We observed the following conditions and offer the following assessments of the observed conditions as included below.

### 2.1 Project Site

The project site is located at 52 John Street Extension in the Village of Greenwich, Washington County, New York. The project site is located along the north bank of the Batten Kill. The site generally slopes south west toward the Batten Kill. The site is generally covered with trees and vegetation and has portions with deteriorated concrete and asphalt paving.

The assessment focuses on seven buildings and two retaining walls located on the project site. In general, the buildings at this project site were abandoned, many have evidence of significant water damage and were unsafe for entry due to incomplete structural systems (missing diaphragms) and unstable brick masonry walls. An overview photograph of the structures assessed is provided in Figure 1.



**Figure 1: Aerial View of Project Site**

(Aerial Photograph taken from google.com/maps)

### 2.2 House

1. The subject structure is comprised of a two-story multi-wythe brick residential building with a wood framed addition to the west of the main structure. The roof is framed with wood rafters and wood planking. The foundation is comprised of field stone walls. The subject structure is located in the northwest portion of the project site. We (Chazen) understand that the Village is interested in exploring potential reuse of the structure. Reference Photographs #1-10.
2. The building has a water damaged and partially missing roof diaphragm, water damaged floor diaphragm and unsupported exterior walls. Reference Photographs #1, 2, 5 and 10.
3. In general, the subject structure is in an unstable and unsafe condition.
4. The wood roof planking and rafters are exposed to the weather and have extensive water damage. This has allowed water to infiltrate to the interior walls and floors of the subject structure leading to deterioration of finishes and wood framing. Reference Photograph #5 and 10.
5. The exterior multi-wythe brick walls are in fair condition, but efflorescence and step cracking are visible at the top corners of the main building. There are also missing and broken bricks at multiple locations. Reference Photograph #4, 6, and 7.
6. The field stone foundation is in fair condition. Multiple stones are missing, but the foundation is generally serviceable. Reference Photographs # 7 and 9.
7. The wood addition is in poor condition. The exterior wall planking and framing has deteriorated at multiple locations and the majority of the roof shingles have completely deteriorated. Reference Photographs #8 and 9.

8. A metal cabinet is partially hanging out of a second story window on the north wall of the subject structure. This is an unsafe condition that should be removed immediately. Reference Photograph #3.

### 2.3 Brick Building

9. The subject structure is comprised of a two-story multi-wythe brick building. The second floor and roof are supported by timber columns and beams. The roof and second floor are comprised of wood plank. The roof has a metal deck and polycarbonate skylights. The foundation was a concrete wall likely bearing on concrete footings. The subject structure is located in the northwest portion of the project site directly south of the house. We (Chazen) understand that the Village is interested in exploring potential reuse of the structure. Reference Photographs #11-19.
10. In general, the subject structure is unstable and in an unsafe condition.
11. Portions of the roof and second floor diaphragms are missing. Reference Photographs #13 and 18.
12. The majority of the timber floor framing is stable and can remain if the building is to be repurposed. Reference Photograph #17.
13. The polycarbonate corrugated roof panels have deteriorated leaving openings in the roof. These openings have allowed water to infiltrate the structure leading to the failure of multiple timber columns and beams. Water infiltration has also caused rusting of beam to column connectors which will continue without repairs to the building envelope. Reference Photographs #13, 18 and 19.
14. The exterior multi-wythe brick walls are in generally fair condition. Localized areas of the walls have deteriorated brick due to limited flashing at openings. Efflorescence is visible on multiple locations of the exterior walls. Efflorescence is evidence of moisture migrating through the concrete leaching salts from the aggregate leading to accelerated deterioration. Reference Photographs #14, 15, and 16.

### 2.4 Pole Barn

15. The subject structure is comprised of a single-story agricultural building. The roof is comprised of wood rafters and planking supported by timber post and beam framing. The subject structure is located in the northwest portion of the project site directly west of the brick building. Reference Photograph #20.
16. The roof diaphragm of the subject structure has failed resulting in an unsafe condition due to the instability of the structure. Reference Photograph #20.

### 2.5 Wood and Masonry Building

17. The subject structure is comprised of a single story building with wood framing and multi-wythe brick exterior walls. The subject structure is located near the middle of the project site east of the brick building. Reference Photograph #21-22.

18. The building has unsupported and collapsed exterior walls and a missing roof diaphragm. Reference Photograph #21-22.
19. In general, the subject structure is unstable and in an unsafe condition.

### 2.6 Mill Works Building

20. The subject structure is comprised of a single-story building partly constructed of a pre-engineered metal building and partly constructed of a CMU structure with wood framed roof. The building is located in the south portion of the project site along the Batten Kill. We (Chazen) understand that the Village does not anticipate future reuse of the structure. Reference Photograph #23 and 24 and Figure 2 below.
21. The south portion of the subject structure previously collapsed. Reference Figure 2.
22. The building has unsupported masonry exterior walls due to a completely missing roof diaphragm. Reference Photographs #23 and 24 and Figure 2.
23. The multiple locations with missing building envelope at the roof allows water to enter the subject structure accelerating deterioration of the super structure and the foundation. The south portion of the subject structure has previously collapsed, and collapse of the complete structure is imminent as deterioration continues. Reference Figure 2.
24. In general, the subject structure is unstable and in unsafe condition.



**Figure 2: Aerial View of Mill Works Building**

(Aerial Photograph taken from google.com/maps)

## 2.7 Pre-engineered metal building

25. The subject structure is comprised of pre-engineered steel roof and wall framing with metal panel walls and roof. A CMU addition is located at the northeast side of the subject structure. The roof over the addition is comprised of wood rafters covered with plywood and a metal deck. The foundation of the metal building consists of CMU foundation walls. The subject structure is located in the northeast portion of the project site directly south of John Street Extension. Reference Photographs #25-36.
26. Access to the interior of the subject structure was limited due to storage blocking egress paths and unserviceable exterior doors. Limited egress creates an unsafe condition and the subject structure should not be occupied until egress paths have been cleared. Reference Photograph #35 and 36.
27. The pre-engineered building appears to be generally stable, but further investigation of baseplates is needed to check for possible rusted foundation connections as baseplates could not be directly observed at the time of the site visit. Baseplates tend to rust out due to close proximity to the ground. Additionally, the bottom of the metal wall panels have delaminated due to rust which may be further evidence that the baseplates beyond would have similar conditions. The

main steel framing has surface rust, but appears to be serviceable. Reference Photographs #30, 32 and 36.

28. The polycarbonate corrugated roof panels have deteriorated, leaving openings in the roof. These openings allow water and pests to infiltrate the subject structure and lead to further deterioration. Reference Photograph #35.
29. Roof panels and wall panels have delamination due to rust. Additionally, the roof and wall panels have been dented and bent due to trees growing in close proximity to the building. In addition to denting the wall and roof panels, the trees have created openings in the building envelope allowing moisture and pests to enter the subject structure which leads to exacerbation of deterioration. Reference Photographs #32-35.
30. The foundation is stable, but in poor condition with multiple locations of missing or spalling CMU. Additionally, there is organic growth on the CMU foundation, a sign of excess moisture on the foundations. Multiple holes in the CMU foundation allow for pest infiltration which can lead to accelerated deterioration and undermining of the foundation. Reference Photographs #30-32.
31. The CMU addition is generally stable, but may become unstable if moisture continues to infiltrate the structure. Reference Photographs #27-29.

## 2.8 Concrete Retaining Wall

32. The subject structure is comprised of a concrete retaining wall along the perimeter of the paved parking area within the project site. Reference Photograph #37.
33. In general, the subject structure is stable, but in poor condition.
34. Trees growing along the walls have spalled and cracked the wall at several locations. There is efflorescence at multiple locations along the wall. Efflorescence is evidence of moisture migrating through the concrete leaching salts from the aggregate leading to accelerated deterioration.

## 2.9 Field Stone Retaining Wall

35. The subject structure is comprised of a field stone retaining wall located along the edge of the Batten Kill on the southwest edge of the property. Portions of the wall have a concrete cap. Reference Photograph #38-39.
36. In general, the subject structure is stable and in good condition with some localized deterioration.
37. Near the eastern end of the wall, a portion of the top of the wall has broken off, but does not appear to affect the serviceability of the wall. Reference Photograph #38.

## 2.10 Partial CMU Building

38. The subject structure is comprised of an approximately 7' tall CMU masonry structure located along the hydro-raceway north of the Mill Works building. This is likely the remains of a utility building. Reference Photograph #40.

39. In general, the partial structure is temporarily stable, but in poor condition and has limited use.
40. Portions of the CMU are missing or deteriorated and there are multiple step cracks along the wall. There is also efflorescence on the majority of the wall.

### 3.0 RECOMMENDATIONS

The house, the brick building, the pole barn, the wood and masonry building, and the Mill Works building are in unstable and unsafe conditions and not fit for occupancy. It is unsafe for emergency service responders, property owners, contractors, or other occupants to enter or occupy space around these subject structures. We have the following recommendations for unsafe structures.

1. **The house, the brick building, the pole barn, the wood and masonry building, and the Mill Works building** should not be entered due to their instabilities.
2. Ensure all utilities are properly disconnected from the buildings.
3. The buildings should be placarded with a red X in accordance with the Fire Code and Building Code.
4. It is our opinion that the work required to repair the pole barn, wood and masonry building, and the Mill Works building exceeds the salvage value of the subject structures. We recommend the buildings be demolished as quickly as possible to remove the unsafe conditions.
5. Both **the house** and **the brick building** are candidates for demolition and, based on their instabilities, repairs would be costly. If reuse of the brick walls is desired, it is feasible to replace / repair the diaphragms to create a stable structure.
  - a. To reuse the brick building, the masonry walls would need to be shored laterally at the failing floor diaphragm level to temporarily resist lateral loads while the diaphragms are being removed and replaced. Reference Figure 3. In both the brick building and the house, demolition of finishes, insulation, roofing, and approximately 30% of wood framing would require machinery as human occupancy of the building is unsafe. Replace the roof building envelopes and install flashing at openings to protect the building structures from water damage. Repoint masonry and replace bricks as required.
  - b. Remove the metal cabinet in the second story window of the house immediately.



**Figure 3: Brick Building Temporary Shoring Diagram**

6. Since access to the interiors of the subject structures is not possible due to the unsafe and unstable conditions, the pre-demolition ACM (Asbestos Containing Material) and other hazardous material abatement cannot be performed. Reference report "Asbestos Pre-Demolition Survey Report at Skybel Mill Site" performed by Envirollogic of New York Inc. dated September 14, 2016 for additional information. Conform to the Department of Labor Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations for the State of New York requirements for asbestos abatement. You will likely be required to file for a variance with the NYS Department of Labor to perform the demolition or partial demolition of the subject structures without performing ACM abatement which requires a letter from the AHJ (Authority Having Jurisdiction, or Code Enforcement Official). This condition assessment report can be used in support of this variance request and demolition permit.

**The metal building** is stable, but is not safe for occupancy.

7. Remove storage blocking egress path.
8. Have baseplates assessed to check for potential instabilities. The main steel structure appears otherwise stable.

9. Repair the roof building envelope to protect the existing subject structure from additional water damage.
10. Remove trees in close proximity to subject structure.
11. Develop repair plan based on proposed use of subject structure. This would include replacing exterior cladding, replacing insulation, replacing any damaged girts, replacing portions of concrete slab as needed, cleaning and painting existing steel framing, and replacing broken or missing CMU in foundation wall.

The **partial CMU building** is in poor condition and beyond its useful service life. Demolition is recommended.

The **concrete retaining wall** is in poor condition.

12. It is our opinion that the work required to repair the concrete retaining wall exceeds the salvage value of the subject structure. If reuse of the existing parking lot is desired, it is recommended that programming be kept 8' away from the existing wall or that the wall be replaced.

The **field stone retaining wall** is in good and serviceable condition.

13. Replace stones in portion of wall that has fallen.

## 4.0 CONCLUSION

Based on our observations and experience with similar structures, the overall conditions of the subject structures are poor. The house, the brick building, the pole barn, the wood and masonry building, and the Mill Works building are all unstable and unsafe and demolition should be considered.

Any alterations or changes of occupancy may require updates to the existing structural systems.

Our observations and assessments were limited to those portions of the subject structures that were visible and accessible at the time of our visit. No destructive investigation, code-compliance (such as occupancy, ventilation requirements, energy requirements, etc.), accessibility, egress, laboratory testing or other hazardous building material survey was performed, no equipment was disassembled or moved unless where explicitly described in this report or its appendices.

**Closing:** Chazen makes no express or implied warranties concerning the building systems. Chazen does not adopt the warranty of the manufacturer of the components of the structure assessed, or the warranty of the Builder or Owner of the structure. This report constitutes the complete and exclusive expression of the opinions of Chazen.

Thank you for the opportunity to assist you in this matter. Please feel free to call me directly at (518) 266-7386 with any questions, comments, or requests for further clarification.

Sincerely,



Rebecca N. Sheely, EIT  
Project Engineer, Structural

Reviewed and approved by



Lanson A. Cosh, PE, CCEO  
Manager, Structural Engineering Services

Attachments: Appendix A

cc. Norabelle Greenberger; Joseph M. Lanaro, PE, M. ASCE; file

## Appendix A: May 5, 2021 Photographic Documentation



Photograph (1):

General view of east elevation of the house on the project site. An unstable metal cabinet (white arrow) is hanging out of a second story window creating an unsafe condition. Reference Photograph #3.



Photograph (2):

General view of north and west elevation of the house on the project site. View of wood addition along the west elevation. Note trees are in close-proximity to the structure.



Photograph (3):

Close-up view of metal cabinet hanging out of second story window of house. This is causing an unsafe condition for anyone in close-proximity to the subject structure. Note the brick has efflorescence and the mortar is deteriorating.



Photograph (4):

View of exterior entrance of house. Note there is missing / deteriorated brick (white arrow) and deteriorated mortar. Interior finishes are deteriorated.



Photograph (5):

View of house interior from window on west exterior wall. Note water staining / organic growth on walls and second floor and deteriorated finishes.



Photograph (6):

Close-up view of roof at southwest corner of house. Wood roof framing is deteriorated and there is efflorescence (white arrow) visible on the top of the brick wall. Step cracking from wall top corner is visible. There are displaced bricks and deteriorated mortar joints.



Photograph (7):

Close-up view of stone foundation of house. There is a missing stone (white arrow) in the foundation wall. The corner bricks have deterioration and efflorescence (blue arrow).



Photograph (8):

Close-up view of west wall of wood addition on house. Horizontal wood wall planking and framing has deteriorated.



Photograph (9):

View of wood framed addition on house. Apparent displaced stones of foundation wall (white arrow).



Photograph (10):

View of wood roof on west side of house. Roof cladding has completely deteriorated and portions of roof planking and rafters are missing or displaced.



Photograph (11):

General view of brick building facing southwest corner.



Photograph (12):

General view of brick building east elevation.



Photograph (13):

View of deteriorated skylight in roof of brick building from east opening.



Photograph (14):

General view of northeast corner of brick building. Efflorescence (white arrow) is visible on the exterior wall.



Photograph (15):

View of north wall of brick building. Localized missing / deteriorated brick (white arrow) below second floor opening.



Photograph (16):

View of masonry wall at ground floor opening. Masonry wall is plumb and mortar is in place. Representative condition.



Photograph (17):

General view of interior of brick building at south entrance.



Photograph (18):

View of brick building floor failure from north entrance. Timber column and timber beams have displaced leaving floor planking unsupported.



Photograph (19):

View of timber beam on brick building floor in masonry pocket. Timber beams are displacing due to column failure.



Photograph (20):  
General view of pole barn. The majority of the roof diaphragm is missing.



Photograph (21):  
General view of wood and masonry building. The wood and masonry building has completely collapsed.



Photograph (22):  
The wood and masonry building has completely collapsed. Brick wall is leaning on a tree (white arrow).



Photograph (23):  
View of portion of Mill Works building with wood portion of roof diaphragm completely missing (blue arrow). The foundation wall has spalled (white arrow). There is an opening in the wall panel (red arrow).



Photograph (24):  
View of portion of Mill Works building with unsupported / unstable gable end CMU wall (white arrow).



Photograph (25):  
General view of pre-engineered metal building at east elevation. Wall and roof panels have rust. Trees in close proximity to subject structure. CMU addition at northeast corner of the metal building.



Photograph (26):  
General view of west elevation of pre-engineered metal building.



Photograph (27):  
General view of CMU addition at metal building. Trees are growing in close-proximity to subject structure. There is water staining / organic growth on the face of the CMU.



Photograph (28):  
View of CMU addition at metal building. Visible paint peeling and water staining on ceiling.



Photograph (29):  
View of overhang of CMU addition roof at metal building. Visible water staining of roof rafters.



Photograph (30):  
Close-up view at corner between north and west portion of metal building. Portions of CMU foundation wall missing and hole in metal panel are visible. Organic growth on CMU wall and concrete stairs. Representative condition.



Photograph (31):  
Close-up view of concrete and CMU stairs at metal building. Small trees are growing in close-proximity to the stairs, portions of the CMU are missing, the concrete landing has spalled, and there is water staining and organic growth.



Photograph (32):

Close-up view of metal building corner with rusted bottom channel and bent metal wall panel. Portions of CMU foundation wall are missing. Representative condition.



Photograph (33):

View of trees growing in close proximity to the north of the metal building. The trees have bent the metal roof panels and are growing directly against the foundation. Representative condition.



Photograph (34):

View of bent / dented overhead door jamb. Representative condition.



Photograph (35):

View of interior of east portion of metal building. Skylight panels have deteriorated leaving openings in the roof. Representative condition.



Photograph (36):

View of interior of metal building. Main steel frames have surface rust and interior finishes are deteriorated.



Photograph (37):

View of concrete retaining wall at asphalt parking lot. Efflorescence (white arrow) and cracking (red arrow) are visible on concrete wall. Trees are growing in close proximity to concrete wall. Representative condition.



Photograph (38):

View of field stone retaining wall at edge of Batten Kill. A portion of the wall (white arrow) has fallen.



Photograph (39):

View of field stone retaining wall at edge of Batten Kill. Portions of the wall have concrete wall cap. Moss and vegetation are growing on and within the wall.



Photograph (40):

View of partial CMU building west of Mill Works building. Portions of concrete are missing and there are multiple step cracks in the walls.



APPENDIX

7

Public Comments

## SUMMARY OF PUBLIC COMMENTS

### Housing:

- Some longtime Greenwich residents expressed interest in the senior housing component of the plan and wanted to be kept updated in regard to what it encompasses, the progress, and eventually see it come into fruition.
- Recommendation to look into the Joslyn House (Randolph, VT) as a precedent for an unconventional idea for senior housing
- Concerns about poor upkeep, crime, and condition of lower income properties hurting the quality of the Village
- Question about whether the Village and/or Town would subsidize affordable housing
- Suggestion that increased number of units in the plan would create more competition for tenants and drive overall prices down, at least in lower income housing.
- Housing for people with an under \$15,000 income should not be included in the plan
- Questions about demand projections: Questioning need for 475 housing units by 2040. Wondering if accounts for the number of older homeowners that will be vacating their homes due to moving or death
- Housing is needed, but it must be done in a way to keep the town affordable for those already here.

### Recreation

- Consider an adventure playground, a cool mini-golf venue, a bowling alley (like Sacco's in Davis Square, Somerville, MA), and a skate park.
- Dog park should in easy walking distance for villagers, such as Gannon Park (an underutilized park outside of the study area that would be a great locale for a dog park and/or a skate park)
- Lots of public interest in community pool.
- A dog park is a much needed and anticipated idea. It should be at the top of the list of easy things to get done.
- Any attraction to this area must include a connecting trail, and to perhaps work with the snowmobile associations to request permissions.
- The expansion of parks is laudable but it needs to be incorporated at a zero cost to the taxpayers. The idea of bridges being constructed across the Battenkill to allow for foot traffic between the Main Street Business District and Rock Street should be one of the last steps in any Village of Greenwich project.

### Site Specific Recommendations

- Eddy Plow: Suggestion to consider Eddy Plow Works as a 100% residential development, considering the rental property shortage
- Dunbarton:
  - A hotel at this location would potentially be counterproductive to the revitalization and success of Main St, since not within easy walking distance of Main St. restaurants, bars, and retailers . Suggest replacing hotel with condos

or apartments. Also concerned that plan doesn't show enough parking for the hotel.

- Possibility of a hydroelectric plant at the Dunbarton Mill site along with a museum illustrating the important history of the numerous mills operating in Greenwich since its beginning. Other than that, green space, accessible to all/ year round, is desirable.
- The priority should be cleaning up the site. Anything after that can be determined by the condition of the property
- Rear Waterfront Parcel & Island: Explore the feasibility of the Rear Waterfront Parcel as a hotel development site, given location on waterfront and along Main Street.
- 1-5 Cabel: Question about status and funding of building repairs
- 57-69 Main: Question about whether the BOA would provide assistance in upgrading the existing building façade
- 9 Elbow: Interest in community indoor pool instead of food & beverage on this site.
- Bridge & Main: Good location for food & beverage use.
- Big Lots Plaza: Suggestion to turn the Big Lot area that is for sale over to the Cemetery Association to expand the existing cemetery.
- Battenkill Rail: Definitely an attraction, or it could be if it is improved, including adjusting the rails to meet the new bridge height in the village. Trains are still appealing and useful, even a short line like this one. Also interest in tourist rail to connect Greenwich to Salem and Cambridge. Any activity in the rail yard or along the trackage owned by NE Rail needs to be coordinated with the Battenkill Railroad as that is a resource that if lost will never be restored.
- 1079 – 1097 Rte. 29: Concerns about traffic impacts from vehicles entering and exiting the site, particularly at blind bend west of the Rte. 29 access point. Need for some type of NYSDOT impact assessment to address this issue.
- Village Hall: Not in support of continued rehabilitation of the Village Hall Building. The section that was occupied by the fire department and the water meter shop needs to be removed and if necessary to continue use of the remaining structure an elevator should be explored.
- Battenkill Hydro: The redevelopment and activation of the hydro sites within the study area needs to be explored and encouraged. If possible any development should incorporate Solar Energy collection.

### Impacts:

- Concerned about increased traffic that the expansion of Rock St. Park and renewed use of the hydroelectric plant would bring. Related concerns about impacts on property values and need for increased police presence to curtail speeding
- Impacts of more housing (and more families with children) on schools and current residents' taxes not addressed.
- Water is a subject that was addressed with vague ideas of what is needed and how it will be funded.

### Community Character:

- People move to Greenwich due to the greenspace, parks, older well-kept houses and family atmosphere, and does not want a Morgan's Run (Schuylerville) or a Beacon Hill (Saratoga) replica in Greenwich.
- Residents all want an attractive Main St, however it is hard to envision what that looks like based on the artist's rendering in the proposal. Certainly, some of the buildings running east from Washington Square could use at least some paint on trim, and probably some repairs. However, those aren't the buildings that create the unevenness of the architecture of the street; it's the building east of those, which is acknowledged in the Plan. What is the recommendation for those buildings (aside from #57 – 69) to give them a more cohesive look and feel?
- Concerns regarding having Bonacio Construction being a potential interested developer for the Town. Concern that Battenkill Park in this plan was following the same Saratoga Springs model.
- Concern about the potential style of new housing development and negative impacts to community character. Suggested avoiding high rise buildings, buildings that "turn their back" to the street, and revising the site plan review laws to enforce development

#### **Battenkill:**

- Any means necessary to improve river access and address agricultural and road salt run off is needed. It has been too long that these two sources have been taboo. Additionally, need to work on kayak/canoe go rounds at the dams. The creation of open space along the Battenkill, with minimal hardscape yet professionally designed for maximum use, ease of maintenance and supervision, and aesthetic impact is more realistic/desirable than amphitheaters and food sale structures.

#### **Brownfields:**

- Question about process for determining brownfield site classifications, specifically the "Level 3" classification for 85-89 Main Street. The adjacent property is designated as a Level 2 Brownfield Site, even though the alley between the two buildings where the spill occurred is about two-thirds owned by the adjacent property owner. The fact that 89 Main Street was historically a location of a hardware store that sold paint or had a gas tank on the property (even if true) would not be the proper basis for a finding of a Recognized Environmental Condition (REC) which would be the potential reason for conducting a Phase 2 ESA (to investigate the REC).
- Question about why much of east side of Main Street between Washington Square and Bridge Street considered brownfields and concern that based solely on fact that they are underutilized (lack tenants). Concern that the brownfield classification will stigmatize the properties making it more difficult to sell, lease, or finance improvements to the properties (particularly the implication that ESAs needed) causing a further imposition on their revitalization, reducing property values, and hindering the area reaching its full commercial potential.

#### **Other Comments:**

- Many residents showed a great interest in the revitalization plan and its recommendations for the Village and Town.
- Creation of more housing and commercial sites should be located in areas where it already exists. Taking down trees and bulldozing land for hard structures that can be placed elsewhere does not make sense, especially since so much commercial space currently available is empty.
- Rehab and construction of structures should support the concept of making Greenwich as "green" as possible.
- One of the most unattractive things about the village is the utility wires that are unsightly and inhibit the presence of shade trees along streets and in yards. Consideration might be given to address this problem.
- Concerns with recommendations being made for private properties instead of prioritizing underutilized municipal properties. Hope that the private property owners consented to putting their properties in this report as needing improvements.
- Concerns about costs of preparing plan & implementing recommendation to taxpayers.
- Plan doesn't consider the truck traffic on Main St. Since the railroad bridge was raised, which makes parking difficult, crossing unsafe, and the air contaminated with fumes. There can be no leisurely strolls along Main St, outdoor dining or markets, until this is addressed. The derelict buildings proposed for rejuvenation would be a waste until this truck situation is fixed.
- The base problems should be fixed before building housing projects. Beautifying is great, but we need economic groundwork first – creating useful areas from the derelict ones we have now. There will likely be some momentum created that will result in ownership of beautification by property owner, however right now, there is little incentive. It is too ambitious, so keep it simple to start.
- Whatever development occurs, it has to be such that the town/village can provide the resources for maintenance and monitoring after the public funds specific to this project are gone.
- Items needed in both the Village and Town are child care, affordable housing, senior housing options and recruitment of business to come into existing structures
- Given the number of Mennonites that have recently moved into the Greenwich community, watering troughs for horses could be added into the revitalization plan to accommodate for their needs.
- Interest in grant opportunities available to private property owners to rehab buildings.
- Need for practical uses (e.g., hardware store, pharmacy, etc.) over tourist uses.
- Village and Town should create marketing information/prospectus for the sites.
- Concerns about gentrification.



# GREENWICH

## Revitalization Plan



Department  
of State

This document was prepared for the Village of Hudson Falls, Washington County and the New York State Department of State with State funds provided through the Brownfield Opportunity Areas Program.