

# Greenwich Revitalization Plan

## What is the Revitalization Plan?

The Greenwich Revitalization Plan is being funded by the NYS Department of State's Brownfield Opportunity Areas (BOA) Program. The BOA Program is a process that provides communities with guidance, expertise, and financial assistance to complete area-wide revitalization and implementation strategies for neighborhoods or areas affected by brownfields, industrial activity, or vacant or abandoned properties. Brownfields are dormant or underutilized properties where contamination or perceived contamination has impeded investment and redevelopment. The Village and Town of Greenwich identified an approximately 385-acre project area encompassing their main commercial corridor, as well as underutilized waterfront areas along the Battenkill River.

## Why develop a Revitalization Plan?

There are multiple challenges facing the study area including:

- High commercial vacancy rates;
- Lack of access to the Battenkill waterfront;
- Constraints on the redevelopment of key gateway sites to the Village and Town's Main Street commercial core; and
- Depressed housing values and housing conditions in those areas most proximate to the existing brownfield sites.

## Objectives of the Revitalization Plan:

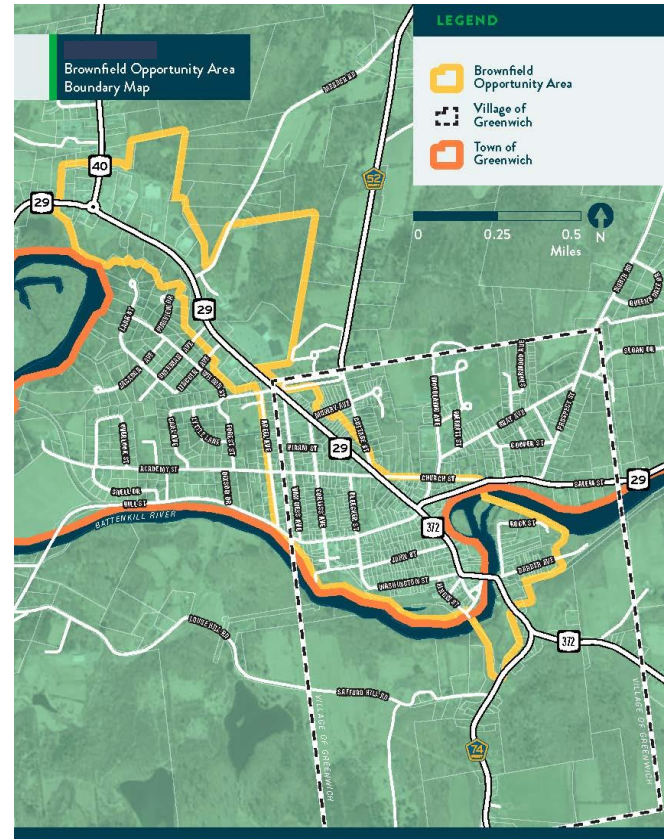
The Revitalization Plan seeks to identify a community vision, remove the uncertainties that can inhibit development, and outline clear, actionable recommendations to encourage private investment, including:

- Downtown economic development, reducing vacancies and encouraging private development and local employment;
- Improvements and beautification of the Main St. corridor and its gateways; and
- Public waterfront access to the Battenkill.

## Who is developing the Revitalization Plan?

Representatives from the Village and Town have been selected to serve on a Steering Committee. They are:

- Mayor Pam Fuller
- Supervisor Don Ward
- Jill Tefft, Village Board
- Jeff Duxbury, Town Board
- Caitlin Vollmer, Village Zoning Board
- Andy Kelly, Village Attorney
- Eric Becker, Village Zoning Enforcement Officer
- Bill Tompkins, Town Planning Board
- Jonathan Cullinan, property owner/developer
- Tom Graves, business owner
- Lorraine Ballard, Battenkill Conservancy



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

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The Steering Committee is being assisted by a Project Consultant team led by the Chazen Companies out of Glens Falls, as well as New York State Department of State (NYS DOS) Representatives.

## The Planning Process

The planning process involves extensive research and analysis and public engagement. First, the Steering Committee, with assistance from the Project Consultants, will develop an inventory and analysis of the study area to develop a deeper understanding of potential issues and opportunities. A detailed market analysis will support the inventory and analysis. The Steering Committee will then reach out to the public for an in-depth visioning process to gather information, ideas, and feedback about the study area. The inventory and analysis and the results of the public visioning will inform the development of a draft plan and associated recommendations. Once the Revitalization Plan is drafted it will be reviewed by the public and revised accordingly. The report will then be finalized and adopted by the Village and Town Boards, at which point they can request to become a designated "Brownfield Opportunity Area," which facilitate the realization of the plan's goals through new funding opportunities and tax credits. Throughout the entire process the public is encouraged to participate. Project materials will be posted on the Village and Town websites, and public events will be widely publicized.

## Additional Information and Feedback

Project information can be found at the Town website: <https://www.greenwichny.org/> and the Village website: <https://villageofgreenwich.org/>

General inquiries, comments, ideas, etc. can be directed to:

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