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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”

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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.

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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”

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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.

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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”

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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

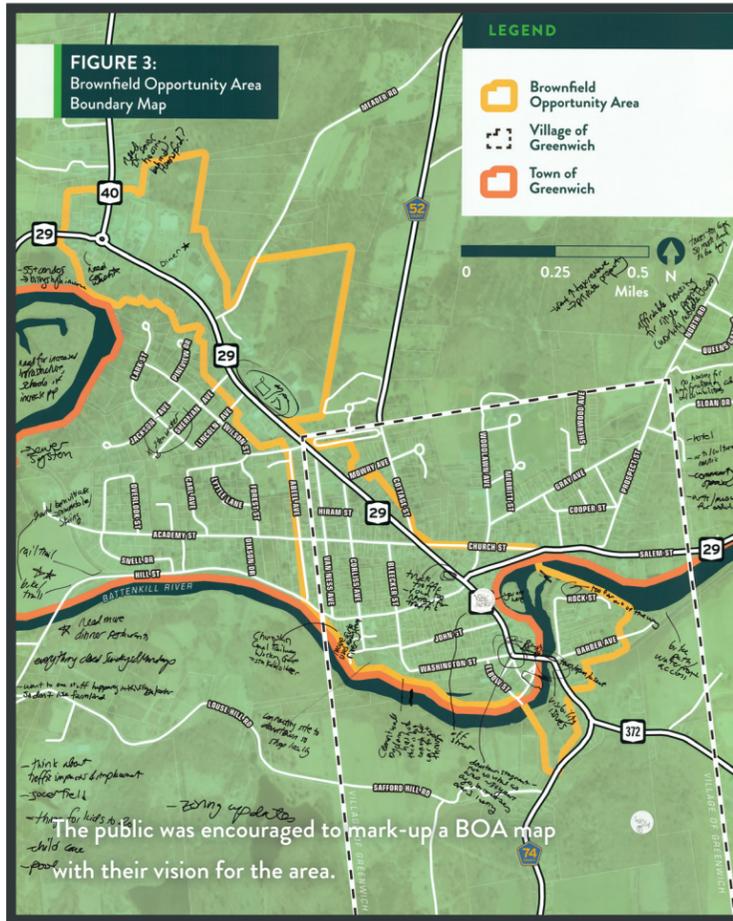
To maximize reach and public participation, public events were generally organized around well-attended community events, as described below.

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.



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**.



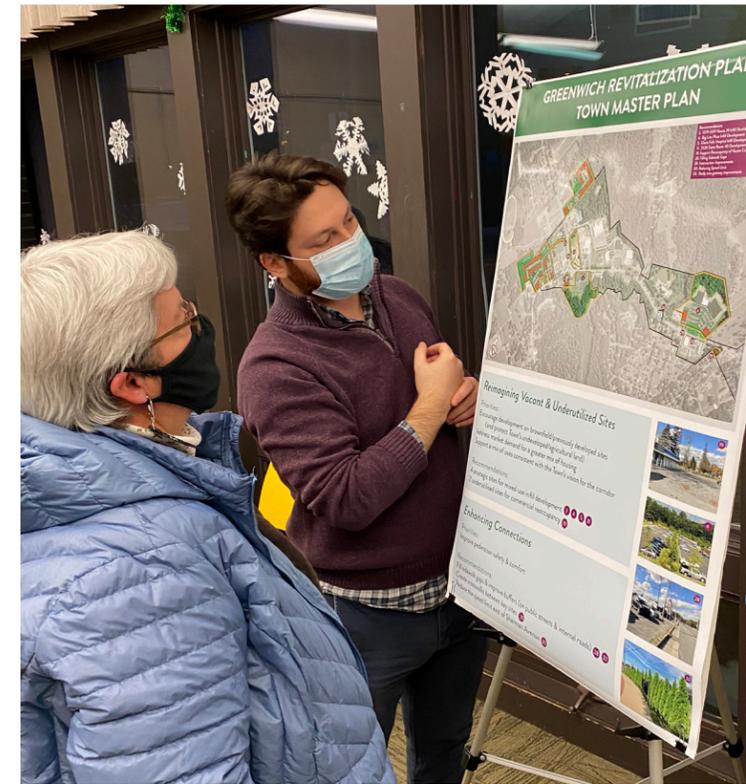
2.6 PROPERTY OWNER & STAKEHOLDER INTERVIEWS

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**