



# TOWN OF GREENWICH COMPREHENSIVE PLAN

## TAC Meeting 5.26.22 DRAFT MEETING NOTES

Project Number: 2221123.02

Location: Teams  
Date: July 6 2022  
Time: 12:00PM

	Name	Company/Representing
Attendees:	Jim Nolan	Supervisory, Town of Greenwich
	Pamela Fuller	Mayor, Village of Greenwich
	Maria Robinson	Trustee, Village of Greenwich
	Tom Graves	Councilman, Town of Greenwich
	Sarah Tuttle	ZBA Member, Village of Greenwich
	John Mattison	Capital Tractor, Town of Greenwich
	William Tomkins	Planning Board Chair, Town of Greenwich
	Pete Veale	Business Owner, Village of Greenwich
	Norabelle Greenberger	LaBella Associates
	Kyle Hatch	LaBella Associates

Meeting Scope: Kickoff Meeting

Discussion:

- Norabelle led introductions for the group.
- The group reviewed the reasons for embarking on a comprehensive plan update.
  - CFA application being submitted in July to update zoning next summer, with awards expected to be announced in December 2022 and work initiating in summer 2023. A comprehensive plan is needed to guide this process. Goal is to have a comprehensive plan that encompasses the Village and Town and to adopt in time for the potential DOS grant contract for zoning updates.
  - Norabelle reviewed example comprehensive plans to show the latest planning practices. Public friendly documents are a major goal.



- It was noted that the benefits of collaboration between the Village and Town are a major driving force behind the effort. Creating a mutually beneficial plan is a major goal.
  - Committee has equal representation from each municipality from each perspective (elected officials, planning/zoning boards, local business owners, agriculture).
- Norabelle reviewed a two-phase approach.
  - Phase 1: Visioning.
    - 1A - Community profile: will build off 2004 Comprehensive Plan and more recent planning work.
    - 1B – Engagement: Much of the community engagement work has been done in recent planning projects (BOA Revitalization Plan). Focused engagement on aspects that were not covered in previous planning efforts (ex: agriculture)
  - Phase 2: Recommendations
    - Seeking a Hudson River Valley Greenway grant to support this phase.
    - Once a vision is established the group will identify actions that can be taken to reach the vision.
- Question regarding building codes: What level of control do the Town/Village have over building codes given state/county control?
  - State/County set a floor and the municipal can regulate further if wanted.
- Norabelle reviewed and the proposed public engagement approach.
  - There will be two public meetings as part of this planning effort. The first would likely occur in September after the next Committee meeting.
  - Encourage all representatives to coordinate with respective boards, task forces, community organizations, etc. throughout the process.
  - Each municipality should maintain a page on their website dedicated to the comprehensive plan update.
  - Recommended additional engagement at annual events that are held in Greenwich and/or at different locations throughout the Town. The group created a list of potential events and locations, including the Town's Hudson River property, Cossayuna, and the Washington County Fairgrounds.

## Trends/Issues/Assets Discussion

What are Greenwich's assets?

- Great school district
- Beautiful natural environment
- Central location within the county and region
- The Battenkill River – history and beauty
- Enthusiastic and active business community
- Railroad connections
- History and Historic Architecture
- Offers everything – rural and downtown living; proximity to major cities



- Library is well integrated
- Inclusive/Accepting community
- Walkability and charm
- Recreational opportunities
- Youth programming and services (sports, camps, youth center)
- Social Capital and Community – volunteerism
- Food access (Comfort Food Community)
- Housing costs are low compared to urbanized areas and the West Coast

What challenges/trends have been happening since 2004?

- Families and young people returning to the area
- Downtown revitalization
- Political hostility seeping in/division (maybe subsiding)
- Aging in place
- Accessory dwelling units - tiny and manufactured homes for senior housing
- Public pushback on zoning changes (N Greenwich & Rt 40 Business District)
- More support for design guidelines than when Town zoning first adopted
- Limited access to EV infrastructure – Town planning to install a fast charger, more needed, especially fast charging station.
- Rise of short term rentals (Airbnb)
  - Benefits: tourism and income for families
  - Need to mitigate impacts on neighborhoods and housing shortages
  - Need info on how many exist
- Broadband/internet/cell service
- Town's commercial districts have been developed.
  - What is the potential for future growth?
- Rise in Amish population
- Regional bike network – ways to connect Greenwich to this new draw?

What are some issues?

- Zoning – need to update for continued growth
- Limited affordable housing options
  - Limited diversity in housing stock
  - Senior housing/aging population
- Visual impacts of solar – then impacts tourism
- Speeding traffic
  - Vehicles and Amish buggies
- Infrastructure needed to support development
  - Water/sewer
  - Broadband/internet/cell
- Limited transportation options for non-drivers
  - Public transportation
  - Walking/biking trails – need more ways to connect
  - Animosity towards bikers



- Inconsistent development styles – need design guidelines.
- School-age population declining – future impacts on school offerings/quality
- Limited waterfront access points
- Vacant/abandoned industrial and commercial sites
- Battenkill Railroad underutilized
- Rural development is not always conserving land or preserving rural character
  - Density does not need to be a bad word if done appropriately
- Lack of hotels/accommodations outside short term rental

#### What are opportunities

- Solar and renewables to subsidize agriculture
  - Questions on placement. Create a map of transmission lines/areas that could support utility scale energy projects
- Lots large enough for accessory dwelling units (tiny homes, manufactured homes, etc.)
- Ample areas for development hubs or clusters
- Recreational opportunities and land abound
  - Every neighborhood/development hub could have trail access or a recreational facility
- Mill property between River Rd and Hudson River crossing
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Next meeting: September



ITEM	ACTION ITEM	OWNER
1		
2		

**Meeting Adjourned: 1:45 PM**

The preceding minutes represent the author's understanding of the matters discussed and decisions reached. If there are any corrections, clarifications, or additions to be made to these minutes, please contact the sender at [khatch@labellapc.com](mailto:khatch@labellapc.com) within five business days of issuance.

Respectfully submitted,  
LABELLA ASSOCIATES, D.P.C.

*Kyle Hatch, Planner, LaBella Associates*

*Norabelle Greenberger, Senior Planner, LaBella Associates*

Cc: All Attendees