

Underutilized Village Waterfront: The Village's waterfront, once largely industrial sits mostly vacant today, cutting off access to the Battenkill. The Village should consider **zoning and infrastructure updates** to allow the **diversity of development and waterfront access** envisioned in the Greenwich Revitalization Plan. Any future waterfront development should ensure protection of the Battenkill by adopting **waterfront buffers**. Opportunities to continue to **allow select light industrial uses** in these areas should be considered.

Village Main Street: The Village's historic Main Street corridor is a charming, pedestrian-oriented corridor that should be celebrated and protected. The Village should consider additional **design guidelines, modifications to the permitted uses, or adopting a Form-Based Code** to ensure new development is context sensitive and pedestrian oriented. Continue to seek funding to implement **streetscape enhancements** along the corridor.

Village Residential Core: The Village's historic residential development pattern has created walkable streets with a range of building styles. The current zoning for these areas does not reflect the built conditions, resulting in frequent variance applications. The Village **zoning should be updated to reflect current conditions** and reduce the need for variance applications. The zoning updates should also **allow accessory dwelling units and barn conversions** to increase the diversity and supply of local housing.

Rural Agricultural Core: Greenwich's rural, agricultural character is a key component of the local identity and economy. These are the areas that have also been under the most pressure in recent years for conversion to residential uses in particular. To further protect and support these areas, the **Town should update zoning** to clarify and strengthen agricultural protections, while enabling landowners to build new farm workforce housing. The **Village should also update zoning** to reflect the largely rural, agricultural nature of the southern half of the Village. Acknowledging the growing interest in large-scale solar development, the Town can balance its agricultural and sustainability goals by providing additional **education on agrivoltaics**, requiring **agriculture plans** as part of solar applications, and **increasing its PILOT agreement** amount to current standards.

Historic hamlets: The Town's historic hamlets have a character and history that should be preserved and celebrated. These are also nodes that can support a greater variety of uses, but development potential in many of the hamlets is limited in many of them due to infrastructure (sewer, water, transportation) constraints. In these areas **zoning updates** are generally recommended to focus on increasing the **flexibility of permitted uses** and encourage the **conversion of existing buildings**. Opportunities for new housing construction in the Thomson and Clarks Mills hamlets should be explored. The Town should seek funding to support **housing rehabilitation** and seek and/or promote additional **S/NR historic designation** in these areas to further protect their historic character.

Parks and Recreation: The Town and Village boast a variety of parks and recreation resources that are sorely underutilized today. The Town and Village should continue to collaborate to **increase promotion, improve connectivity, and improve programming** at the existing facilities. There are opportunities to **build on the Empire State Trail's** location within Greenwich and to implement the community-supported vision around **previous park plans**.

Waterfront Industrial: The Town and Village have a long history of industry that was built on the power of the Battenkill, and the vestiges of which remain today. The continued success of these important local economic drivers should be encouraged. Existing industries should **continue to be supported**. There are opportunities to **improve collaboration** between the Chamber and School District to support the trades and local jobs and continue to support **new green and sustainable light industrial uses in appropriate locations**. The Town should also continue to seek funding to explore the **reuse of vacant former industrial sites**.

Middle Falls/Route 29 Mixed-Use Corridor: This area, while zoned to encourage mixed-use, pedestrian development is largely auto-oriented commercial. This area offers the greatest opportunity for mixed-use, higher-density residential development without impacting local character. To achieve that vision, the Town should **expand water infrastructure** and **update zoning** to encourage additional housing & mixed-use development. Opportunities to **improve the pedestrian environment** through zoning updates, **modified site plan guidelines, additional pedestrian infrastructure**, and **reducing the posted speed limit** should be encouraged. Beyond the Route 29 corridor, opportunities to **expand the mixed-use area** further into Middle Falls should also be explored.

Residential Transition Zones: These areas of the Town were developed more recently in the Town's history and are predominantly residential. Additional opportunities for small lot residential subdivisions exist in this transition zone. The Town should consider **zoning updates** to encourage additional **residential development** that is compatible with the character of the neighboring districts in this transition zone.

