



TOWN AND VILLAGE OF GREENWICH

COMPREHENSIVE PLAN
OCTOBER 2023

TOWN AND VILLAGE OF GREENWICH COMPREHENSIVE PLAN

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ACKNOWLEDGEMENTS

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INTRODUCTION

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is a document that provides recommended direction for local government policy and future actions. A Comprehensive Plan is an opportunity for a community to take stock of the issues and opportunities it faces, to identify residents' shared vision for the future, and to provide recommendations and strategies to guide the Town in pursuing its goals for the future. Comprehensive Plans are important documents to help ensure that communities evolve in line with residents' collective vision. They help set priorities for zoning and land use updates, investments in infrastructure, capital improvements, and economic development initiatives.

WHY UPDATE A COMPREHENSIVE PLAN?

The Town's Comprehensive Plan was last updated in 2004 and the Village has never undertaken a Comprehensive Plan. Over the past twenty years, the Town, Village, and region have experienced changes in demographics, the economy, infrastructure, land use, and community needs. The Town, Village, and region have also engaged in several geographic-specific and focused planning efforts since 2004, which relate to topic areas often considered in a Comprehensive Plan. This Plan, therefore, benefits from the research, analysis, and community engagement efforts represented in those efforts and pulls those relevant ideas and strategies forward into the Town and Village's next phases of community decision making.

A joint Comprehensive Plan was prepared for the Town and the Village to reflect their collaborative efforts and growing shared service relationship and the simple fact of the overlapping needs, interests, community assets, and community experience shared between the Village and Town municipalities and residents. Preparing a joint Comprehensive Plan is a practical extension of this dynamic – saving time and resources and maximizing the resources that are available to address issues and seize on opportunities that improve the quality of life for all Greenwichians.

ABOUT GREENWICH

Located on the western border of Washington County, the Town and Village of Greenwich are home to the Battenkill and Hudson rivers, which run along the Town's southern and western borders, respectively.

Greenwich lies in a valley between the Adirondack Mountains in New York and the Green Mountains in Vermont with a total land area of 44.4 square miles. The Town's bucolic agricultural lands dotted with streams, lakes, and ponds are contrasted by the historic Village center, which grew to prominence on a thriving mill industry along the Battenkill River in the early 1800s.

The Town and Village boast a rich history as important stations in the Underground Railroad and as home to several prominent historical figures like Susan B. Anthony and Chester A. Arthur. The community's pride in its history and rural traditions is evidenced by the meticulously maintained historic homes and working farms scattered throughout the landscape. Based on 2020 Census data, the Town and Village's current populations are 4,848 and 1,651 residents, respectively.





THE COMMUNITY PLANNING PROCESS

Developing a Comprehensive Plan is a process requiring detailed analysis, public engagement, and multiple rounds of feedback from project partners and the community at large. Background information is gathered through the review of prior planning efforts, researching existing environmental and demographic conditions, and soliciting input from a broad cross-section of the community.

RELATED PLANS

- Greenwich Comprehensive Plan (2004)
- Village of Greenwich Vision Plan (2009)
- Local Food, Local Places (2017)
- Washington County Tourism Economic Impact Study and Strategic Plan (2017)
- Village of Greenwich Main Street Streetscape Plan (2019)
- Battenkill Riverside Park Master Plan (2019)
- Washington County Housing Assessment and Supportive Housing Plan Action (2019)
- North Road Pedestrian Connector Study (2021)
- ECC Broadband Availability and Adoption Toolset Program for Washington County (2021)
- Statewide Greenway Trails Plan (2021)
- Forward Together Economic Resiliency Plan (2021)
- Greenwich Revitalization Plan / BOA Nomination Study (2022)

COMPREHENSIVE PLAN ADVISORY COMMITTEE

The Town and Village formed a Comprehensive Plan Advisory Committee (“Advisory Committee”) that consisted of residents, property owners, elected officials, and stakeholders from community organizations. The Advisory Committee was tasked with overseeing the planning process. The Advisory Committee began meeting

in July of 2022 and conducted or oversaw the following:

- Initial identification of key issues and opportunities;
- An inventory and analysis of existing conditions, which examined trends and current conditions of key topic areas identified by the Advisory Committee (see Appendix A);
- Public participation events, which included public workshops, stakeholder interviews/focus

- groups, participation at local events, and an online survey;
- Development of the plan vision and goals;
 - Identification and prioritization of plan recommendations.

Advisory Committee meeting summaries are included in Appendix B.



PUBLIC PARTICIPATION

The Greenwich Comprehensive Plan process built on a series of recent planning initiatives that engaged a broad spectrum of Town and Village stakeholders (see “Related Plans” call-out box). Through these efforts, the project team was able to gather extensive feedback on the community’s vision through a 2021 community visioning survey and dive into issues, opportunities, and recommendations through one-on-one stakeholder calls to residents, business owners, local organizations, and Town and Village staff.

The public engagement methods employed during the Comprehensive Plan process were developed with the Advisory Committee to ensure meaningful input from residents, business owners, and other local stakeholders, with a particular focus on those areas that were not the subject of other recent planning engagement.



PUBLIC PARTICIPATION METHODS

- Public visioning workshop, conducted in November of 2022, during which the project team provided an update on the planning process and an overview of the community profile findings. Attendees broke into groups to have focused discussions on the key topic areas of parks and recreation, agriculture and open space, and housing.
- A workshop with Greenwich Central School (GCS) high school students, conducted in November of 2022, which introduced students to the basics of community planning and gathered student feedback on the communities' Strengths, Weaknesses, Opportunities, and Threats ("SWOT analysis").
- A teen and youth services focus group with representatives from existing community service providers and Greenwich CSD to identify specific issues and opportunities and develop related recommendations.
- One-on-one interviews with stakeholders, with a particular focus on agricultural and housing stakeholders.
- A public workshop in May of 2023 to review the draft plan recommendations. During the workshop, the public was provided the opportunity to rank draft recommendations and provide ideas for additional recommendations to incorporate into the draft Comprehensive Plan. A corresponding online survey was also created

and distributed, offering an opportunity to those unable to attend in person to provide input. As the workshop was held at Hudson Riverside Park, attendees were also offered an opportunity to share their ideas and visions for the future uses and development of the park.

- An Advisory Committee public hearing was held in August 2023 to gather additional public feedback on the Comprehensive Plan before it was referred to the Town and Village Boards for review and adoption.

- A joint Town and Village Board public hearing will be held in October 2023, providing another opportunity for the public to review and provide feedback on the Comprehensive Plan prior to adoption.

These activities were promoted through press releases in the local newspaper, announcements on the Town and Village websites and Facebook pages, flyers and poster around the community, direct invites, and word of mouth. Public participation summaries are included in Appendix C.



VISIONING & GUIDING PRINCIPLES

VISION STATEMENT

A Vision Statement describes the desired future state of a community and provides a picture of what the community is working towards. The statement is, therefore, a combination of existing conditions that the community desires to protect and sustain into the future and aspirational elements that the community has not yet achieved but wishes to see manifested in its desired future state. It serves as the organizing feature of the goals and recommendations.

When community members, leaders, and decision makers are confronted with difficult or contentious decisions they can ask themselves, "How does the proposed action support or undermine the community's vision for the future?" The Vision Statement gives life and context to what the "greater good" of the community looks like so that individual and collective actions, competing needs and interests, and decisions big and small can be evaluated based on how they advance the greater good of the entire community. The following Vision Statement was developed by the Advisory Committee:

Greenwich is a desirable place to live, work, play, and do business. The historic downtown supports many local businesses while maintaining its historical character and serving as a regional destination. Commercial development continues to fill in along main transportation corridors, driving local employment opportunities and providing additional space for community amenities. Recreational opportunities along the Battenkill and Hudson rivers, and in the Town's bucolic landscape provide ample opportunity for play to residents and visitors alike. A diversity of housing options attracts new families while allowing existing residents to age in their community. Agriculture continues to thrive through active farming operations, agricultural support services, and a culture of consuming local goods and crafts. Inclusivity, community, collaboration, and sustainability underscore day-to-day actions, allowing Greenwich's residents to enjoy a high quality of life in a community that is welcoming and affordable for people at all stages of life.

GUIDING PRINCIPLES

Along with the Vision Statement, the Advisory Committee identified three guiding principles to direct their efforts during the creation of the Comprehensive Plan – Diversity, Equity, and Sustainability.

The first two – diversity and equity – speak to the human element of preparing the Comprehensive Plan and the human impact that implementing plan recommendations entails. Diversity and equity were considered when selecting the Advisory Committee, designing the public engagement plan, surfacing community issues and opportunities, developing recommendations, and developing the implementation plan. A diverse set of perspectives was sought, received and incorporated into the substance of this plan. The attention paid to increasing local housing options and improving the ADA accessibility of the streetscape are just two examples of how these principles materialize in the Plan.

The third guiding principle – sustainability – was a helpful lens to view the environmental impact of issues, opportunities, and recommendations. The Comprehensive Plan seeks to respond to community needs and opportunities with solutions and actions that contribute to environmental progress and shepherd community resources for generations to come.



RECOMMENDATIONS

The visioning, planning, and public input gathered throughout the Comprehensive Plan's development resulted in a series of recommendations. The recommendations are based on the research, analysis, and professional experience of the consulting team supporting the plan's development, but are largely informed by the wisdom and lived experience of community members, as expressed through public engagement activities and the guiding voices of the Advisory Committee members.

The Town and Village of Greenwich Comprehensive Plan recommendations are organized into six focus areas: Land Use & Zoning, Infrastructure, Housing, Farmland & Agriculture, Parks & Recreation, and Community Services & Events.

As this is a joint Comprehensive Plan between the Town and Village, some recommendations only apply to the Town, some to Village, and some are shared by both municipalities. This is noted in parentheses after each recommendation and will help readers, residents, and officials identify where the respective municipalities can move forward unilaterally and where collaboration and coordination will be required to advance the recommendation. The coding is carried through to the Implementation Matrix (Appendix D), so that there is clear ownership for the follow up actions that will be pursued in that phase of work.

Each focus area begins with a background section. The background section provides context for the reader - describing trends, current conditions, and, most importantly, issues and opportunities that the community identified related to the focus areas. The recommendations are a direct response to this community context and are designed to address issues and leverage opportunities in Greenwich. Each recommendation is written as a statement.

That statement is then supported by additional narrative that explains the background of the recommendation, its purpose, and its intended impact. Many recommendations include statistics, references to specific resources or successful models in other communities, or anecdotal experiences that were gathered from community members through public engagement. These establish the recommendations' relevance and can be used as a starting point to develop action plans in the implementation phase.

Finally, as noted on page six of this plan, there are several prior community plans that were applicable to the scope of the Comprehensive Plan. Many of the recommendations were pulled forward directly from those plans, especially from the Greenwich Revitalization Plan. In other cases, prior plans merely informed new recommendations that reflect current community needs and assets. The plans are referenced within the recommendation narratives and are also assigned to recommendations in the Implementation Matrix.

The reader will notice that recommendations within one focus area often relate to or depend on recommendations in other focus areas. This is to be expected. The issues and opportunities that Greenwich will navigate over the life of this plan are complex, multifaceted and interconnected. The Comprehensive Plan takes a holistic view of this dynamic, developing recommendations that will advance community interests in a coordinated, interdisciplinary manner. With patience and perseverance, Greenwich will accomplish these recommendations and fulfill its vision for the future.

LAND USE & ZONING BACKGROUND

BACKGROUND

The current land use pattern in Greenwich is largely consistent with its historic development around a central mixed-use Main Street corridor in the Village, radiating out to side streets with predominantly single-family homes and institutional uses, and then on to residential homes on larger lots and agricultural uses, interspersed with smaller hamlet nodes. The most common land use in both the Town and Village of Greenwich is residential, which totals significantly more parcels, acres, and assessed value than any other land use type. Residential land uses are distributed throughout all areas of the Town and Village.

Additionally, residential land use has experienced the most significant increase in terms of its share of Greenwich's total land area since 2004. Much of this development is taking place on agricultural lands, which experienced the most significant decrease in terms of its share of total land area since 2004. The Town and Village have been fortunate enough to maintain their historic growth pattern, minimize sprawl, and protect the local identity. However, with developer interest and development pressures growing, the impact on future development on the historic land use pattern and

opportunities to target growth and minimize sprawl and non-contextual development should be evaluated.

The Town has a comprehensive, relatively up-to-date Zoning Code that generally follow the existing development patterns. The Town of Greenwich Zoning Code was adopted in 2007 and reflects the goals and vision of the Town's 2004 Comprehensive Plan. The Town has a Planning Board and Zoning Board of Appeals (ZBA), as well as an established site plan review procedure to enforce zoning standards. The Town's Zoning Code has five zoning districts: Commercial, Hamlet Mixed Use, Industrial, Residential, Rural/Agricultural. While commercial development has occurred in the Town's Route 29 commercial corridor, the mixed-use development envisioned for the corridor in the 2004 Comprehensive Plan and existing zoning has not materialized.

In contrast, the Village has an outdated Zoning Code that is not reflective of the existing built context or the community's vision for the future. The Village of Greenwich Zoning Code is largely a generic zoning code provided by New York State to municipalities that was adopted by the Village in 1972.

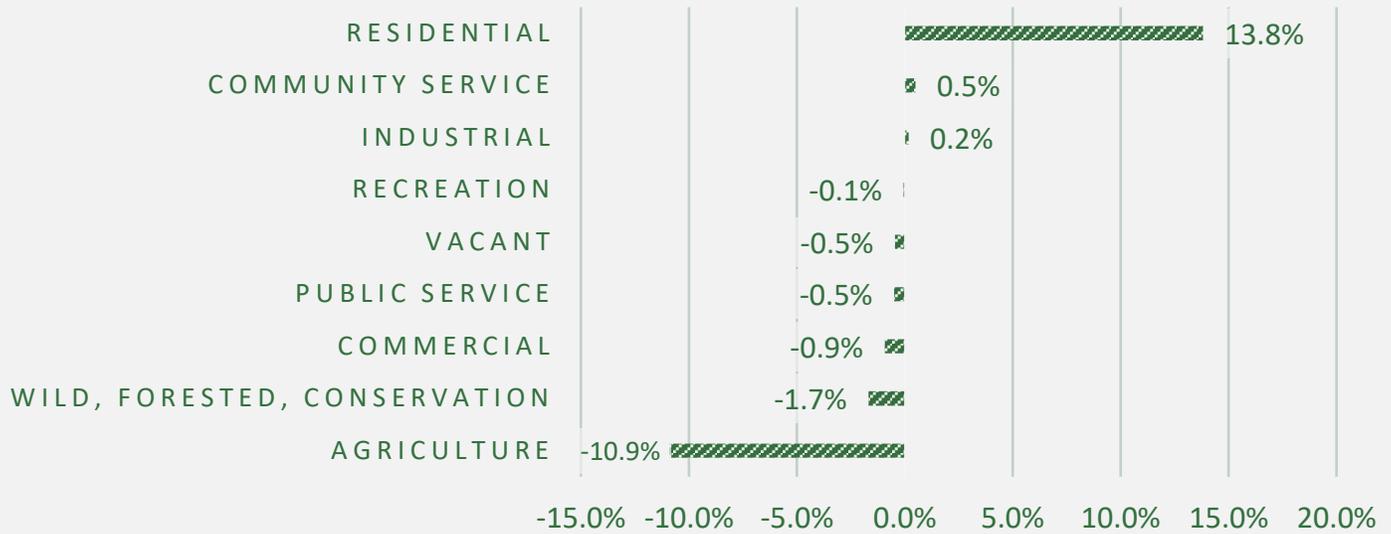
The Zoning Code contains three primary zones: Commercial, Industrial, and Mixed-Density Residential. A targeted zoning update completed in 2022 established a Main Street Overlay District, within which Site Plan Approval is required and design standards are encouraged. Outside of this area, Site Plan Approval is not required. The Village does not have a Planning Board; Site Plan Approval, Special Use Permits, and Zoning Variances are issued by the Village's ZBA. It is hard to understand, requires frequent zoning variances, and puts undue review burdens on the Village's ZBA.

Taken together, the recommendations will provide the Town and Village the tools to facilitate desired development in appropriate areas of the municipalities, maintain a healthy balance between all land uses, and preserve Greenwich's unique character.

FUTURE LAND USE MAP

A Future Land Use map is a central element of the Comprehensive Plan, it outlines the types and locations of land uses throughout the Town and Village and serves as a road map for local boards as they consider new development.

CHANGE IN SHARE OF TOTAL ACRES BY LAND USE 2004 TO 2022



To develop the Future Land Use Map, a build out scenario was first developed to identify the development potential under existing zoning and land use regulations, in consideration of environmental and regulatory constraints. The analysis allowed the Advisory Committee to consider the consistency between the current regulatory environment and the community’s vision for the future.

The Future Land Use Map was developed with careful consideration of existing conditions and residents’ input. While a future land use map can often serve as the basis for new zoning districts and regulations, it is not a zoning map. Instead, a Future Land Use map outlines, in general terms, the provide the overall intent for land use in various areas of the Town and Village. The policies and programs that the Town and Village should pursue in order to realize the Future Land Use are captured in the Plan’s recommendations.



LAND USE & ZONING RECOMMENDATIONS

1

UPDATE THE TOWN AND VILLAGE ZONING FOR CONSISTENCY WITH THE FUTURE LAND USE MAP

To realize the vision for Greenwich's future land use identified above, a series of updates need to be made to both the Town and Village Zoning Codes. The Town and Village were recently awarded grant funding from NYS Department of State (DOS) that will allow the municipalities to initiate these updates promptly after the Comprehensive Plan is adopted and build on

the community engagement and input that has been baked into this planning process. Any zoning update that is undertaken by the Town or the Village should also consider opportunities to create more consistency between the Town and Village zoning, particularly along Village border.



Town & Village of Greenwich
February, 2023

Village Main Street:
The Village's historic Main Street is a charming, pedestrian-oriented corridor that should be celebrated and protected.

Village Residential Core: The Village's historic residential development pattern has created walkable streets with a range of building styles.

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.

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.

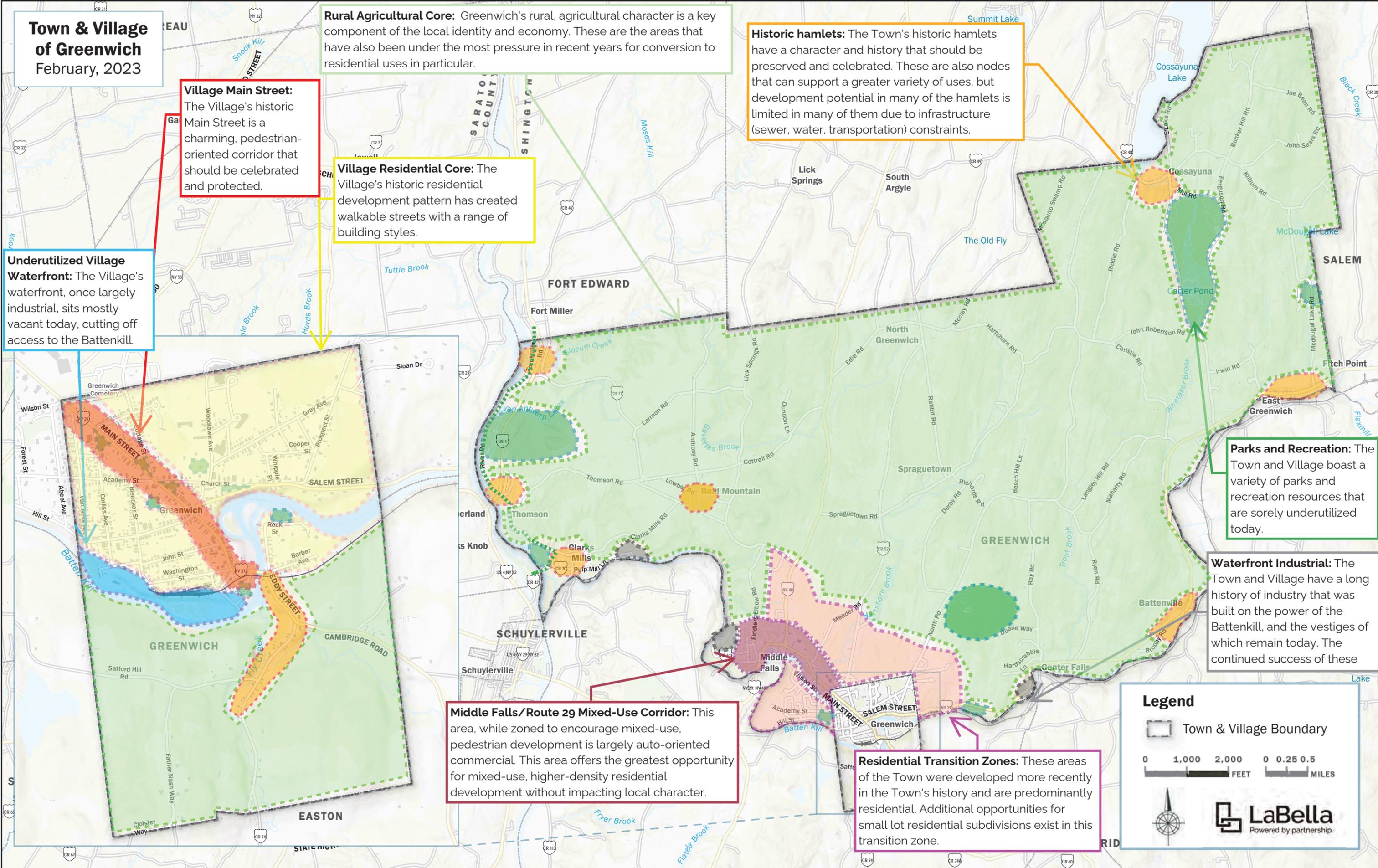
Underutilized Village Waterfront: The Village's waterfront, once largely industrial, sits mostly vacant today, cutting off access to the Battenkill.

Parks and Recreation: The Town and Village boast a variety of parks and recreation resources that are sorely underutilized today.

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

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.

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.



UPDATE THE ZONING ALONG ROUTE 29, INCLUDING MODIFYING SITE PLAN GUIDELINES AND MODIFYING PARKING REQUIREMENTS TO ENCOURAGE MIXED-USE PEDESTRIAN-ORIENTED DEVELOPMENT AND EXPLORE EXPANDING THE ROUTE 29 MIXED-USE AREA FURTHER INTO MIDDLE FALLS. (TOWN)

Much of the Route 29 corridor in the Town is zoned commercial, which allows for mixed uses and multi-family housing through site plan review. However, development that has occurred along this corridor since the Town's zoning was adopted in 2007 has not followed that vision and has instead been largely auto-centric commercial development.

The 2022 Greenwich Revitalization Plan similarly envisions the corridor enlivened with a mix of residential

and commercial uses that are easily accessible by foot, offering an ideal location for townhome and senior housing in close proximity to health care, supermarkets, and pharmacies.

As outlined in the 2022 Plan, zoning updates to further encourage a more mixed-use, pedestrian-oriented corridor could include modifying minimum parking requirements, exploring creating an overlay district with additional residential/mixed-use incentives, requiring additional on-site pedestrian amenities as part of site plan review, and incorporating more robust screening requirements for certain uses.

The zoning updates in this area should also explore opportunities to extend this walkable, mixed-use environment further into Middle Falls and to incorporate additional design guidance. The southern end of Fiddler's Elbow Road, as an example, was identified as a potential area where this type of development could be further encouraged.





UPDATE TOWN ZONING TO CLARIFY AND STRENGTHEN AGRICULTURAL PROTECTIONS, WHILE ENABLING LANDOWNERS TO BUILD NEW FARM WORKFORCE HOUSING. (TOWN)

For Greenwich to maintain its rural, agricultural character, the Town should enhance agricultural protections that allow farming to remain a viable business in the face of market trends, climate challenges, and development pressure. The build out analysis, noted above, demonstrated that the areas of the Town that have some of the best agricultural soils (Bald Mountain) are also the areas that could experience the greatest amount of residential development. The topography and proximity to employment centers also make Bald Mountain a desirable location for residential development, which puts at risk the area's agricultural character and economy.

The Town should explore opportunities to further strengthen the agricultural zoning in these areas, while ensuring property rights and the ability to construct new farm workforce housing. The Washington County Agricultural Protection Plan is a good place to start reconciling these tensions. Appendix C of the Plan provides a chart of 28 farm friendly criteria that can be incorporated into local land use and zoning laws. During its 2019 inventory of existing municipal laws, it found that most communities had implemented very few of these criteria. Also, it is important to note that several of the farm friendly criteria in this list support the allowance of farm worker housing.

Additionally, four Washington County towns have adopted their own Farmland Protection plans to enhance their zoning and land use plans – Granville, Hartford, Salem, and White Creek. Given the importance of farming to the Greenwich economy and landscape, this is a step that the community should consider.

The current Town zoning includes several provisions to protect its agricultural character, particularly in Bald Mountain, including cluster subdivision regulations and limitations on the number of building permits that can be issued annually. Potential other strategies that could be employed that were suggested during the planning process include prohibiting construction of new roads in designated areas. As with workforce housing, care must be taken to not restrict farmers from building utility and access roads necessary for their agricultural operations, but this could be an effective tool from restricting unwanted development that would permanently convert agricultural land to non-agricultural uses.

CONSIDER UPDATING THE TOWN'S SOLAR REGULATIONS TO REQUIRE AGRICULTURAL PLANS AND UPDATE THE PILOT AGREEMENT AMOUNT TO CURRENT STANDARDS. (TOWN)

Solar development can add to the overall development pressure on agricultural land. While the demand for additional solar developments beyond those currently planned is expected to be minimal based on a review of the existing electrical transmission lines in the Town and the National Grid/Joint Ventures Head Room Capacity Report's 2030 predictions, refining laws to create optimal conditions for any future developments is still a priority. The Town has an existing large-scale solar regulation that requires that developers enter into a Payment in Lieu of Taxes (PILOT) agreement with the Town, requires a decommissioning plan be prepared, and stipulates that no more than 20 percent of a solar project can be located on prime agricultural soils. While these existing regulations have set a good baseline, with changes in technology and standards, modifications are warranted to ensure that the Town is receiving the maximum benefit possible and that agricultural uses are not unduly displaced. This includes updating the minimum PILOT amount to reflect current standards and requiring that solar developers prepare an agricultural plan detailing the facility's strategies for avoiding, minimizing, and mitigating impacts on active agricultural land and integrating compatible agricultural activities like grazing or agrivoltaics whenever feasible.

CONSIDER MODIFYING THE TOWN'S ZONING IN THE TRANSITIONAL AREA OUTSIDE OF THE VILLAGE BOUNDARIES TO ENCOURAGE ADDITIONAL RESIDENTIAL DEVELOPMENT THAT IS COMPATIBLE WITH THE NEIGHBORING ZONING DISTRICTS. (TOWN)

The current Town zoning along the Village border includes a mix of Residential, Hamlet Mixed-Use, and Commercial zoning. These areas also largely consist of housing that has been constructed over the past 80 years. The Town should consider updating the zoning in this area for greater consistency and to encourage additional residential development in this area. Any zoning updates in this area should also be coordinated with the Village to ensure compatibility and address split lot conditions. Design guidelines should also be considered.

MODIFY TOWN HAMLET ZONING TO INCREASE THE FLEXIBILITY OF PERMITTED USES AND ENCOURAGE THE CONVERSION OF EXISTING BUILDINGS, WHILE EXPLORING OPPORTUNITIES FOR NEW HOUSING CONSTRUCTION IN MIDDLE FALLS, THOMSON, AND CLARKS MILLS. (TOWN)

The Town contains several hamlets that are zoned "Hamlet Mixed Use," the stated intent of which is encourage higher-density, mixed-use development providing small-scale services to the surrounding community. Throughout the public engagement process during the preparation of this plan, the public felt that, rather than encouraging new development in these areas, which are constrained by narrow roadways, lack infrastructure, and contain many historic structures, the zoning should instead encourage the conversion of existing buildings within the hamlets. One approach that could be utilized would be modifying the permitted uses in these districts so that certain uses are only permitted in instances where it occurs within an existing structure, as a means to incentivize adaptive reuse. Design guidelines should also be considered.

There are exceptions to this feedback. Middle Falls, Clarks Mills, and Thompson are all zoned as hamlets in the Town of Greenwich but were noted by the public and the Advisory Committee for their development potential. Middle Falls lies within the Middle Falls/

Route 29 Mixed-Use Corridor, which, as described in that recommendation, will benefit from the expansion of public water and improved streetscape and multi-modal amenities and could accommodate new development consistent with the 2022 Greenwich Revitalization Plan. Clarks Mills and Thomson also have development potential. Given their location along the border of fast-growing Saratoga County, the presence of underutilized or vacant sites, and the community support received during the planning process, these areas could accommodate additional context-sensitive housing that is compatible with mixed-use commercial and light industrial uses. While a more neighborhood-scale study of portions of Middle Falls were completed as part of the Greenwich Revitalization Plan, neighborhood studies of the Thomson and Clarks Mills hamlets should be conducted as a first step, including targeted outreach to local residents and businesses.

CONSIDER ADOPTING DESIGN GUIDELINES AND MODIFYING PERMITTED USES ALONG THE VILLAGE'S MAIN STREET TO ENSURE NEW DEVELOPMENT IS CONTEXT SENSITIVE AND PEDESTRIAN ORIENTED. (VILLAGE)

Updates to the Village's zoning laws should meet the community identified goals of preserving character and improving walkability.

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.



In 2022, the Village adopted the Main Street Overlay District (MSOD). The overlay district sets standards governing layout, site design, and landscaping components that affect the pedestrian experience. The Village should consider adding architecture/facade standards within the overlay district. 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, facade materials, roof lines, and other architectural features .

Concurrently, the Village should reexamine the uses permitted within the MSOD to ensure that they are compatible with the pedestrian-oriented feel of the historic Main Street. As one example, As an example, motor vehicle salesrooms and garage, as well as auto service stations, are permitted as-of-right in the Village's commercial zoning district, well uses that would have been found along the corridor historically, including mixed-use buildings and churches, are only permitted by Special Use Permit. The Village zoning update should address these inconsistencies.

UPDATE VILLAGE'S CORE RESIDENTIAL AREA ZONING TO REFLECT CURRENT CONDITIONS. (VILLAGE)

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, which means that even minor changes result in the need for a zoning variance from the ZBA, which can be confusing, onerous, and costly. This dynamic could be deterring investment that would add to the local character and fit into the historic context of the Village's development pattern. As part of any future Village zoning update, this disconnect should be resolved; the residential zoning should speak to the existing, historic context and the community's vision for this area's future.

ESTABLISH AN AGRICULTURAL ZONING DISTRICT IN THE LARGELY RURAL, AGRICULTURAL AREAS IN THE SOUTHERN HALF OF THE VILLAGE. (VILLAGE)

While most residents and visitors think of the Village of Greenwich as the community north of the Battenkill River, more than half of the total area of the Village lies to the south of the river. This southern portion of the Village is largely agricultural and open space, but is currently zoned for Medium Density Residential. The Village should establish an agricultural zoning district for the south of the Village to better reflect the current uses and to protect those uses into the future. As this district is formed, the Village can collaborate with the Town to provide consistency in the regulations within the Town and Village agricultural zoning districts.

ENSURE PROTECTION OF THE BATTENKILL BY INCORPORATING WATERFRONT BUFFERS INTO THE VILLAGE ZONING CODE. (VILLAGE)

Many of the recommendations that have resulted from the Comprehensive Plan process, especially those concerning the Village, involve creating public access to the Battenkill River and reactivating vacant or underused land along the Battenkill for development. While residential, commercial, recreational, and even light industrial development along the Battenkill creates immense opportunities for the community, that development cannot come at the expense of the resource that makes that development so attractive in the first place – the river.

Waterfront buffers are an important tool for municipalities to reconcile the tension between development interests and natural resource protection. Buffer zones restrict how close to a water body development can occur. Along rivers, they often include provisions for conserving existing vegetation or planting new vegetation within the riparian zone. The vegetative zone serves as a buffer to pollutants entering the river from runoff, controls erosion, and provides habitat and nutrient input in the stream. If the buffer zone proves too restrictive for certain development needs, a variance can always be considered, but it leaves control of those decisions with the municipality so that all interests can be considered and balanced.

The Village does not have to look far for good, model language to include in their updated zoning. The Town's zoning includes a strong set of protections for the Battenkill and Hudson Rivers and should be used as a starting point for Village regulations.

UPDATE THE VILLAGE'S WATERFRONT ZONING TO ALLOW MIXED-USE DEVELOPMENT, INCLUDING ALLOWING SELECT LIGHT INDUSTRIAL USES. (VILLAGE)

Water power made the waterfront along the Battenkill the economic, industrial engine of the Greenwich economy through the early 20th century. As economies of scale, labor, and global supply chain trends shifted, many of these traditional activities were no longer viable businesses. As they shut down operations, the buildings and land that they left behind have been waiting to be reimagined for the modern context.

There are few modern commercial or light industrial activities that can fully re-occupy these spaces. However, there are many targeted commercial or light industrial businesses that could re-occupy portions of this space and thrive alongside mixed used residential, recreational, and open space development. These mixed uses bring activity and ready customers to the business locations, and the business activities create amenities and attractions for the people living and visiting the spaces.

The heavy and medium manufacturing that stood alone along the river is replaced by neighborhood scale uses like a brewery, bakery, consumer goods business that benefits from having its production and retail in the same location.

Having trouble picturing how all these uses fit together in the same location? Look no further than the Greenwich Revitalization Plan. The Master Plan and related renderings depict how a site like the former Dunbarton Mill can, as one example, be updated to meet the needs of a modern, rural community.





2

ESTABLISH A VILLAGE PLANNING BOARD

Progress is being made in updating the Village zoning laws to better reflect community values and to facilitate desired development. The 2022 Main Street Overlay District update to the Village zoning is the primary example of this progress. As reflected in several subsequent recommendations, there is a lot more work to be done to update Village zoning.

Forming a Planning Board will create a decision-making body that can support the Village Board in maintaining momentum behind these various updates. Its creation would also redirect Site Plan Approval, Special Use

Permits, and any Subdivision plans from the Zoning Board, reducing that body's workload and shifting its focus to a more traditional scope of responsibilities.

The Village Board of Trustees is authorized under New York Village law section 7 – 718 to create a Planning Board consisting of five or seven members. The Village Mayor then appoints members to the Planning Board, including the chairperson of the board. Consultation and coordination with the Village attorney and the State of New York will be important to establish member terms, training schedules, and all other details to ensure the Planning Board is in compliance with New York State laws.



3

PROMOTE ADDITIONAL HISTORIC RESOURCE DESIGNATION IN THE TOWN HAMLETS TO FURTHER PROTECT THEIR HISTORIC CHARACTER

Many historic homes exist in the Town's hamlets; however there are only five historic districts/buildings in the Town that are listed on the State and/or National Register of Historic Places. The legacy and history of the Town's historic homes are part of the cultural heritage of the community.

Getting more buildings and district listed on the State and/or National Register is one approach that can be used to incentivize their preservation. The Town should explore the benefits of connecting new homeowners with the Town historian to support the research and documentation gathering process required for securing historic designation.



INFRASTRUCTURE BACKGROUND

BACKGROUND

Infrastructure is one of the most significant municipal assets that a community must manage, requiring long range planning, skilled operation, and large investments. The Town of Greenwich's municipal infrastructure is primarily limited to roads; the Village manages roads, water, and sewer.

All Village properties are served by public water. The Village is currently working 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 Village is using three million dollars in State funding to support the improvements. Overall, once the improvements are completed, the water system could support additional uses.

Only small portions of the Village are served by public sewer. Initially built in 1985, 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 many parcels located on the east side of the Battenkill and the Greenwich Central School (GCS). In 2022, the Village was awarded \$4.4 million in Federal appropriations to construct a new wastewater treatment plant to meet existing and future needs. The Village water and sewer systems will play a major role in unlocking development opportunities that have been envisioned in the Village and Town.

In terms of transportation, NYS Route 29 (Main Street) is the most heavily trafficked thoroughfare in Greenwich, with over 9,000 vehicles traveling on it daily. Other major roadways include NYS Route 40 and US Route 4. Most other roadways within the Town and Village are low volume residential streets that serve two-way traffic. The Village is generally pedestrian friendly: most roadways have sidewalks, and crosswalks are provided at key intersections, however many segments are aging and not ADA accessible. Sidewalks extend out along NYS Route 29 from the Village into the Town's hamlet of Middle Falls, providing pedestrian connectivity to the supermarket and other commercial uses found along the corridor, although there are gaps in the network and safety concerns that could be addressed to improve pedestrian connectivity.



INFRASTRUCTURE RECOMMENDATIONS

1

PRIORITIZE ESTABLISHING A TOWN WATER DISTRICT ALONG THE MIDDLE FALLS/ROUTE 29 MIXED-USE CORRIDOR AREA TO ALLOW ADDITIONAL DEVELOPMENT. (TOWN/VILLAGE)

The 2022 Greenwich Revitalization Plan identified the absence of water infrastructure along Route 29 and in Middle Falls as a primary deterrent of development in this area. Providing water infrastructure in this area has been a priority for the Town for several years, with the Town recently completing a water district engineering feasibility study.

One of the options explored in that study was extending the Village's public water to a new Town Water District, including extending the system into the Middle Falls/Route 29 Mixed-Use Corridor Area. The Town successfully applied for funding to prepare a Map, Plan, and Report (MPR) and establish the Town Water District, a critical next step to advancing this Town priority project.

2

EXTEND PUBLIC SEWER TO THE FORMER DUNBARTON MILL SITE TO FACILITATE SITE REDEVELOPMENT. (VILLAGE)

The former Dunbarton Mill site is a nine-acre, vacant, former industrial waterfront property that was identified as a strategic site in the 2022 Greenwich Revitalization Plan. The site has been the subject of ongoing planning, community interest, and environmental studies. The Village is interested in prioritizing the site for redevelopment through an RFP process, once acquired. However, for the Dunbarton site to be a compelling site

to developers public sewer should be extended to the site. The Village, with the Town, has secured funding to advance engineering studies on this sewer extension, a critical next step.

Once that work is completed, the Village should actively pursue funding to design and construct the sewer infrastructure.

3

CONTINUE TO REPAIR, REPLACE, AND EXPAND PEDESTRIAN INFRASTRUCTURE TO ADDRESS HANDICAP ACCESSIBILITY AND SAFETY. (TOWN/VILLAGE)

In keeping with this Plan's pillars of diversity, equity, and sustainability, the Town and Village should continue to address obstacles to handicapped accessibility and potential safety concerns that deter walking and bicycle use. This include repairing and replacing existing pedestrian infrastructure in the Village, filling missing gaps in the sidewalk network in Middle Falls and the Route 29 corridor, and reducing the posted speed limit along Route 29, approaching the Village.

REPAIR AND REPLACE ADA-NON-COMPLIANT PEDESTRIAN INFRASTRUCTURE. (VILLAGE)

As part of the 2019 Village of Greenwich Main Street Streetscape Plan, 6.5 miles of sidewalk, 70 curb ramps, and 15 crosswalks were assessed for handicap accessibility. Of that area, most Village sidewalks, curbs, and cross walks were assessed as "Not Accessible" or "Less Accessible," as per ADA criteria. The assessment also identifies several Main Street buildings with ground floor entrances above the sidewalk level. As part of any future streetscape improvement, access ramps must be formalized to ensure compliance with applicable ADA standards regarding width, slope, handrails, and landing areas. The Village and Town should continue working to repair and replace these pedestrian amenities to make the community more walkable and equitable to all users and all abilities.



SEEK FUNDING TO FILL SIDEWALK GAPS ALONG ROUTE 29/IN THE MIDDLE FALLS HAMLET. (TOWN)

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. The Greenwich Revitalization Plan identified to priority sidewalk gaps to address: the south side of Route 29 between Wilson Street and Lincoln Avenue; and Route 40 north of the traffic circle at the intersection with Route 29.

REDUCE THE POSTED SPEED LIMIT ALONG ROUTE 29 AS APPROACHING THE VILLAGE TO 30 MPH. (TOWN/VILLAGE)

Concurrent with the above recommendation, the Town should explore reducing the posted speed limit along Route 29, approaching the Village. The current posted speed limit along Route 29, approaching the Village, 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.

4

IMPROVE COMMUNICATION TO THE PUBLIC ON PLANNED INFRASTRUCTURE IMPROVEMENTS AND REPAVING PROJECTS. (TOWN/VILLAGE)

Communication is a perennial challenge in our fractured, multi-channeled communication environment. However, with the outsized importance that infrastructure plays in the Town and Village budget, the role that it plays in community development, and the tangible impact that it has on residents' daily lives. Improving communications regarding planned infrastructure improvement takes on additional priority.

The Town and Village should work to develop standing Capital Improvement Plans so that the budget, timing, and relevant supporting information can be referred to. The Capital Improvement Plans should be posted to the Town and Village websites and referred to on a regular basis as part of the regular municipal meeting agendas.

In addition to the tools that the Town and Village already use to share updates about capital improvement plans, they should leverage other tools that exist to support communications. 511NY is a transportation specific resource that residents can use to map routes and set notifications related to incidents, construction, special events, and future construction closures. The Town and Village can add travel related updates to this system and inform community members of the opportunity to receive notifications through the system. Similarly, Washington County pushes notifications to subscribed residents through "Notify Me" or RSS.

The Town and Village should make sure that related updates are shared to this system so that they are pushed to subscribers and can encourage Town and Village residents to use these platforms to stay informed.

5

WORK WITH THE COUNTY TO ENSURE BROADBAND AND INTERNET ACCESS TO SUPPORT RESIDENTS AND BUSINESSES. (TOWN/VILLAGE)

Access to broadband and cellular service began as a convenience but has increasingly become a necessity to function in modern society. Broadband and internet access are now essential to access telework, remote schooling, and telehealth. Washington County conducted a "Broadband and Cell Existing Conditions Report" in 2015 and followed up on this work with a 2021 broadband study. This work has helped identify coverage gaps and barriers to service for Washington County and Greenwich residents. While the County will remain the primary driver behind efforts to close the coverage gaps, the Town and Village can continue to inform the County of their local needs and have a ready list of local broadband and cellular infrastructure projects that can be acted on when opportunities arise.

7

INTEGRATE SUSTAINABLE PRACTICES INTO TOWN AND VILLAGE OPERATIONS, BUILDING RENOVATIONS, ENERGY USE, WASTE HANDLING, AND OTHER AREAS. (TOWN/VILLAGE)

Sustainability is one of the guiding principles of the Comprehensive Plan and, as such, sustainability should remain a lens through which Town and Village operations are viewed. There are practical reasons for this. Sustainable practices that decrease energy consumption also save money and represent opportunities to update key equipment and infrastructure. It also aligns local practices with State and Federal practices and funding that is being made available to meet respective carbon reduction goals.

The NYS Energy Research and Development Authority (NYSERDA) is the main State agency directing programming and funding related to sustainability initiatives. Local governments in New York State can use the Clean Energy Communities program to implement clean energy actions, save energy costs, create jobs, and improve the environment.

In addition to providing tools, resources, and technical assistance, the program recognizes and rewards leadership for the completion of clean energy projects. The State provides coordinators to support the communities' journey through the program, allows communities to track their progress, provides communities with a scorecard, and unlocks funding for clean energy upgrades as a reward for accomplishing climate smart steps. Beyond that, having a designated Board Member that spends a portion of their time tracking priorities and working across departments to make progress towards sustainability goals would be a great step for the Town and Village.

6

SUPPORT ADDITIONAL EV CHARGING INFRASTRUCTURE. (TOWN/VILLAGE)

The Town and Village should seek opportunities for adding additional EV charging infrastructure to benefit residents that own EV vehicles and to visitors for whom the EV charging will be an important amenity and another reason to plan a trip with a stop in Greenwich.



HOUSING BACKGROUND

BACKGROUND

Adequate, safe, and desirable housing is a critical asset for every community to build and maintain. Recognizing this important local need, in fall 2023, both the Town and Village of Greenwich Boards passed resolutions in support of being designated by the State as "Pro-Housing Communities." The challenge for Greenwich will be to strike a balance between the need for additional housing while protecting its agricultural land and the small-town, bucolic character that residents wish to maintain.

According to 2021 American Community Survey data, there are 2,698 total occupied housing units in the Town and Village – 1,888 and 810, respectively. Of those, 74% are owner-occupied and the majority of those units are single-family housing. The demand for rental units is greater than the current supply fulfills. As was noted in the 2022 Greenwich Revitalization Plan, difficulty in finding rentals may also preclude newcomers – potentially interested in renting before purchasing a home – from moving to the area.

The housing stock in the Town and the Village is quite old. In the Town, 56% of all housing units were built in 1939 or earlier; that percentage jumps to 77% in the Village. While the charm of these older buildings adds to the historical character of Greenwich, there are obvious costs and challenges associated with maintaining older homes. For property owners with insufficient resources, this can lead to a lack of investment, deteriorating conditions and appearance, and, in rental situations, potentially unsafe living conditions.

Owner occupied housing in the Town and the Village is generally affordable for Greenwich residents, with 75% of all owners paying less than 30% of their income towards housing, which is the threshold that is considered affordable. Rental housing is less affordable. Only 64% of tenants in Town rental units pay less than 30% of their income; that percentage drops to 56% in the Village.

New housing development is needed simply to address the current challenges of an old and aging housing stock and inadequate and unaffordable rental units. Those challenges only increase when future housing demands are considered. As identified in the 2022 Greenwich Revitalization Plan, it is anticipated that there will be a demand for 409 units in the Town and 60 additional housing units in the Village. In the Village, 90% of that incremental demand is projected to be rental, with a more even split between rental (42%) and owner housing demand (58%) in the Town.

A central issue related to housing was mentioned in the Land Use and Zoning section. From 2004 to 2022 growth in residential land use came almost exclusively at the expense of agricultural land. It should also be

noted that this erosion of farmland came during a period of relatively modest development. If projected housing demand is realized in Greenwich, the Town and Village will need to cultivate some areas of the communities that are zoned and resourced to accommodate greater densities of residential development than the single-family housing that has traditionally been brought to market.

An acute need for senior housing was identified throughout the community engagement process, as well. Currently when seniors want to downsize to a house and property that requires less upkeep, they are forced to leave Greenwich to find suitable housing.

Finally, while short-term rentals are not as prevalent and impactful as they are in some markets, the tight home buying and rental markets signal an opportunity for developing proactive approaches to their regulation.

Through the implementation of many of the land use and zoning recommendations, the Town and Village of Greenwich will make the necessary updates to allow for greater housing density in the appropriate areas of the community. The recommendations that follow in this section speak to the types of housing the community would like in these areas and identify strategies or maintaining the quality and character of the existing housing stock.

2,698

Number of housing units in Town and Village

74%

Percentage of housing that is owner-occupied

469

Projected additional housing units needed for both Village and Town

90%

Percentage of expected demand of Village rental housing units

HOUSING RECOMMENDATIONS

1

WORK WITH THE COUNTY TO IDENTIFY COUNTY-WIDE SENIOR HOUSING NEEDS AND OPPORTUNITIES FOR LOCAL SENIOR HOUSING. (TOWN/VILLAGE)

Washington County is a rural county with a relatively small population. It is unlikely that any single community has the senior population necessary to attract serious development. However, if the housing needs of the entire county are inventoried and considered, that critical mass of seniors that would like to remain in Washington County can be identified and marketed to developers.

As noted in the 2019 Washington County Housing Transitions Study, there are only 253 total units of Senior housing in the County and only eight two-bedroom units.

This forces many seniors that wish to downsize from their current houses to leave Washington County for senior housing that has been developed in Saratoga, Warren, and Albany Counties.

Supporting the development of an appropriate number of senior units can help keep a portion of Washington County seniors closer to family and existing support networks and allow them to maintain their involvement in community activities.



2

PRIORITIZE PROVISION OF SENIOR HOUSING IN FUTURE HOUSING DEVELOPMENT PROJECTS, THROUGH UPDATES TO CODE STANDARDS THAT ENCOURAGE GREATER ACCESSIBILITY WITHIN NEW DEVELOPMENT OR INCENTIVES FOR PROVIDING AGE-RESTRICTED UNITS. (TOWN/VILLAGE)

The need for senior housing was a clear need identified throughout the Plan's development. In addition to the recommendation above, the Town and Village should explore opportunities to update their Zoning Codes to ensure accessibility and incentivize age-restricted units. This could include allowing additional development potential in instances where a housing development will include age-restricted units, as one example.

3

ESTABLISH A JOINT TOWN/VILLAGE HOUSING TASK FORCE. (TOWN/VILLAGE)

Given the importance that housing will play over the lifetime of this Plan, forming a team of community members that are specifically tasked to continue researching housing trends and opportunities, facilitating conversations with current and prospective Greenwich residents on housing needs and interests, and supporting the implementation of housing related plan recommendations will be critical to managing the complexity of this issue and accomplishing recommendation goals. The Town and Village can use the Greenwich Village Parks and Recreation Task Force as a model for establishing the goals, scope, and responsibilities of the Task Force.

4

CONSIDER CREATING A SHORT-TERM RENTAL PERMITTING SYSTEM TO MONITOR THEIR EXPANSION SO THEY DO NOT ELIMINATE AVAILABLE HOUSING STOCK. (TOWN/VILLAGE)

Short-term rentals (STRs) can be a great way for property owners to supplement their income and for a community to provide overnight stays for visitors. These are positive economic drivers. However, the potential for STRs to eliminate the long-term housing stock and significantly increase rental and house prices is a well-documented.

In order to begin to understand the impact of STRs and consider the need for regulations, if any, the Town and Village should first establish an STR permit system. Such a system would allow the Town and Village to monitor their expansion in order make sure that a healthy balance is being maintained.



5

WORK WITH THE COUNTY OTHER HOUSING ADVOCACY ORGANIZATIONS TO PROVIDE LANDLORD EDUCATION REGARDING LONG-TERM RENTALS. (TOWN/VILLAGE)

Long-term rentals are a great way to create additional sources of income. However, becoming a landlord is a big responsibility, and with the increased demand for STRs and strong tenants' rights laws in New York State, many former long-term rental landlords have been converting their units to STRs.

The Town and Village should work with the County and other regional housing advocacy organizations to make educational resources and technical assistance available to landlords, so that they are aware of their duties and responsibilities and to address some of the misconceptions that are potentially exacerbating the shift from long-term rentals to STRs.



6

ENSURE THAT RENTAL HOUSING STOCK IS WELL MAINTAINED AND IN COMPLIANCE WITH STATE BUILDING CODES. (TOWN/VILLAGE)

Given the age of Greenwich's housing stock, the lack of rental housing units, and the often times vulnerable nature of tenants that are paying a high percentage of their income towards rent, the Town and Village can play a role in ensuring that the existing and future rental stock is at least well maintained and compliant with the safety standards laid out in State building codes. In traditional, complaint-based inspection approaches, inspections are only triggered when the tenant files a complaint of substandard housing to the municipality.

Many municipalities are moving to a "Proactive Rental Inspection" (PRI) framework. Under a PRI program, the municipality inspects all covered rental housing on a periodic basis to ensure that all properties are safe and habitable. PRI programs are not without their own challenges. Inspections take time, which takes resources. The costs associated with regular inspections are generally covered by fees that are incurred by the property owner initially. However, in a market with little competition and high operating costs, like Greenwich's rental market, these costs could very well end up being passed on to the tenants that are already paying a high percentage of their income towards rent.

Less formal and costly steps can also be made. Developing an inspection program any time that a property changes ownership, outreach to property owners and tenants with safety and housing quality checklists to increase awareness around safety and quality standards, and other voluntary, light-touch steps, can also lead to meaningful improvements.

7

SEEK OUT AND PROMOTE FUNDING FOR RESIDENTIAL HOME REHABILITATION AND REPAIRS. (TOWN/VILLAGE)

Matching public funding sources – either grants or loans – can be a great way to support property owners and homeowners in their efforts to rehabilitate local housing. Greenwich has been successful in securing building rehabilitation funding in the past, including NY Main Street and Restore NY, that are being used to rehabilitate and reconstruct mixed-use buildings along Main Street in the Village. The Town and the Village should continue to apply for funding to help reduce the local burden of housing rehabilitation, which is particularly acute given the age of Greenwich's housing stock. This could include additional NY Main Street funding from NYS Homes and Community Renewal (HCR), Community Development

Block Grant (CDBG) funding, or HCR's Affordable Housing Corporation funding. In line with the recommendation to encourage additional historic resource designations (refer to "Land Use and Zoning" section), the Town and Village can also promote the financial incentives available to S/NR-designated property owners. Property owners of depreciable, certified historic properties can take a 20% federal income tax credit for the costs of substantial rehabilitation up to \$50,000. The Town and Village should compile these resources into a physical or digital resource that can be provided to homeowners at the time of property transfer.

8

ALLOW ACCESSORY DWELLING UNIT AND BARN CONVERSIONS IN THE VILLAGE TO INCREASE THE DIVERSITY AND SUPPLY OF LOCAL HOUSING. (VILLAGE)

An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names, including accessory apartments, secondary suites, and granny flats. ADUs can be converted portions of existing homes, additions to new or existing homes, or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures. Internal, attached, and detached ADUs all have the potential to increase housing affordability (both for homeowners and tenants), create a wider range of housing options within the community,

enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods.

While ADUs are defined and permitted in the Town, they are not defined in the Village zoning code. Any update to the Village zoning should update the definitions to clarify principal and accessory uses and formalize and promote the practice of allowing ADUs, and, in particular, converting the underutilized barns found on many Village properties into ADUs.



FARMLAND AND AGRICULTURE BACKGROUND

Agriculture is central to Greenwich's economy, landscape, and identity. It boasts a variety of active, productive farms – from large dairy or commodity crop operations, to meat and fiber animal producers, to small, diversified vegetable and fruit growers. A cluster of agriculture service and support businesses and organizations have grown up around these farms, making Greenwich, in many ways, the

agricultural hub of the County and region. A U.S. Department of Agriculture service center, Agricultural Stewardship Association (ASA), Capital Tractor, Battenkill Fiber, Comfort Food Community (CFC), and Betterbee are all within a few miles of one another, with Farm Credit East, United Ag & Turf and the Washington County Fair just across the border in Easton. At Greenwich CSD, the Agricultural Science

Department and Future Farmers of America (FFA) are central to the school's culture and to students' success.

Much of Greenwich falls within Washington County Agricultural Districts, which protect and promote the availability of land for farming purposes. One of the first two agricultural districts in the New York State was established in the Town of Greenwich in the 1970s.

Active farming in Greenwich is partially attributable to the soils found in the Town, with the best

agricultural land found in the western part of Town around Bald Mountain. However, as noted above, the amount of agricultural land in the Town has notably decreased over the past two decades. One factor is solar; there is currently an application before the Town Planning Board that would convert approximately 149 acres of former farmland on Bald Mountain to solar. Based on a review of the existing electrical transmission lines in the Town and National Grid/Joint Ventures Head Room Capacity Report's 2030 predictions, demand for additional solar developments beyond those currently planned is

expected to be minimal. However, as noted in the "Land Use" section, the conversion of agricultural land to residential remains a factor, particularly in consideration of the anticipated future local housing demand.

The recommendations that follow promote information sharing about critical resources and programs, reduce barriers to entry for new farmers, and promote retail, food processing, and agritourism efforts that make Greenwich a destination for food and farm experiences.



FARMLAND AND AGRICULTURE RECOMMENDATIONS

1

CREATE A LOCAL AGRICULTURAL RESOURCES WEB PAGE ON THE TOWN WEBSITE TO EDUCATE PROPERTY OWNERS ON PROGRAMS AND FINANCING AVAILABLE FOR AGRICULTURAL LANDOWNERS AND OPERATORS. (TOWN)

There are substantial programs and resources available to agricultural farms and producers. However, these programs and resources are dispersed across a range of State and Federal agencies and change with budget cycles and administrations. The Town should partner with agriculture-focused agencies like Cornell Cooperative Extension (CCE) or ASA to combine efforts and leverage existing knowledge and subject matter expertise within these programs. Whether the Town is the principal organizer and host of this information or is just able to reference a compiled resource, including a reference to this information on the Town website, demonstrates the priority that the community places on agriculture.



2

ENCOURAGE THE COUNTY TO COLLABORATE WITH CORNELL COOPERATIVE EXTENSION TO DEVELOP A PROGRAM TO HELP MATCH AGRICULTURAL LANDOWNERS WITH AGRICULTURAL OPERATORS FOR LEASING OPPORTUNITIES. (TOWN)

Matching agricultural landowners with agricultural operators for leasing opportunities can reduce barriers to entry for new farmers and help existing farmers with a desire to expand find suitable land. Connecting the two allows farmers to spend less time researching land opportunities and reduces the risk of land turning over to non-agricultural uses for a perceived lack of interest.

3

FIND A STRUCTURE OR PARTNER FOR A PERMANENT HOME FOR THE GREENWICH FARMERS MARKET. (TOWN/VILLAGE)

The leaders of the Greenwich Farmers Market have been resourceful over the years in finding spaces to host the Greenwich Farmers Market. Changes in building owners, tenants, and consumer needs have forced the Farmers Market to change its location several times over the past ten years.

While the Farmers Market leaders will continue to find spaces that can allow them to serve their customers, understanding what the long-term vision and goals of the Market are and what type of space would ideally suit those long-term goals should be an ongoing dialogue. That way, as spaces like the Dunbarton Mill site, Village Hall building, or other community or business sites are developed, the Market can be considered as a potential site use.

4

SUPPORT COMFORT FOOD COMMUNITY’S EFFORTS TO GROW THE LOCAL FOOD AND FARM HUB. (TOWN)

Food hubs play an important role in agricultural economies. Every food hub is a little different in terms of the scale of the market it is designed to reach and the scope of food services that it provides, but the core services of food aggregation, distribution, storage, and value-added processing can add tremendous benefit to local producers and consumers.

A food hub has been identified as a desirable community asset to cultivate within the context of Greenwich’s farming economy for some time. It is mentioned in the Economic Development Strategies section of the 2004 Comprehensive Plan, the 2017 Local Food, Local Places plan, and is discussed, in detail, in the Washington County Agriculture Protection Plan.

In recent years, CFC has redeveloped the former ‘Toy Works’ building on Fiddlers Elbow Road to serve as its Food and Farm Hub. The facility has accommodated the organization’s growing need for food storage, handling, and distribution for its charitable food services, as well as a growing portfolio of commercial food services like their Farm to School K-12 food distribution program. Their site development efforts should be supported through land use and zoning decisions to the greatest extent possible.



5

COORDINATE WITH THE COUNTY TO PROMOTE AGRITOURISM, INCLUDING DEVELOPING ADDITIONAL YOU PICK AND AGRITOURISM ASSETS AND EDUCATIONAL OPPORTUNITIES AND RECRUITING MORE LOCAL FOOD ENTERPRISES. (TOWN/VILLAGE)

Agriculture is not just a resource to Greenwich in terms of the food that it produces. Suburban and urban consumers are increasingly interested in connecting to experiences that connect them to the farmers and the land where their food is produced. There are many individual farm operators that are leveraging agritourism as an asset for their farm businesses. The Town should coordinate with the County and Chamber to create a resource that brings information about these experiences together and promotes the entire region as a destination for authentic agricultural experiences. Adirondack Harvest's "Local Food Guides," the recently created Washington County "Explore Washington County Farm Stands," and the Washington County Cheese and Fiber Tours are good examples of the impact these initiatives can have in creating a regional brand around local food experiences.



PARKS AND RECREATION BACKGROUND

Parks and open spaces feature prominently in the Town and Village of Greenwich. They add the natural beauty of the community, provide spaces for the community to recreate, and offer spaces for entertainment and common social experiences.

Parks in the Town are generally larger wild areas and more focused on land conservation, trail systems, and open spaces. Some of these are well marked

and often used, like Carter's Pond, while others are more off the beaten path and lesser known, like the Denton Wildlife Preserve. The Town also owns two waterfront parks: Battenkill Riverside Park, which was the former Town Beach, and the Hudson Riverside Park, which the Town acquired in 2017. These two parks represent great opportunities, given their beautiful waterfront locations, but are underutilized and under programmed today.

Most parks in the Village are small, passive, unprogrammed “pocket” parks, that provide the Village with open green space and community gathering points. A few of the parks are in more outlying areas of the Village and largely unnoticed and underutilized. These include the Rock Street Park and Mill Hollow boat launch.

Actively programmed recreational spaces in the Village include the playgrounds on the GCS campus and Gannon Park, which includes a splash pad that is very popular in the

summer months. The Village also owns and manages the 140-acre Hayes Reservoir/Thunder Mountain Recreation Area, which was the former water reservoir for the Village.

Recent plans around a timber harvest project at the site sparked spirited community conversations around the timber harvest specifically, but also uncovered important issues and opportunities related to formalizing certain uses at the site, sorting and separating incompatible mixed uses, and more general site development desires in

the community. These issues, along with an interest to improve overall programming at the Village parks led to the development of a Village of Greenwich Parks Task Force.

An overarching issue identified for all Greenwich parks is generally increasing the community's awareness of them and improving signage at the Parks to better identify park features. Prior studies and ongoing community dialogues have produced a lot of ideas to activate and enliven these community spaces.



PARKS AND RECREATION RECOMMENDATIONS

1

INCREASE PROMOTION AND AWARENESS OF EXISTING PARKS AND RECREATION FACILITIES THROUGH SIGNAGE AND ONLINE RESOURCES

The Town and Village should create a central information hub and interactive map that contains park locations, information for park use, and highlights the existing park resources that already exist in the community. Funding for additional signage to better identify park boundaries, parking, and amenities should be sought.

The recently created Village Parks and Recreational Task Force can lead short-term efforts for community engagement, awareness, and information gathering. The long-term value of a task force or committee focusing on park and recreation issues and opportunities should be considered in both the Village and the Town.

2

IMPLEMENT THE COMMUNITY-SUPPORTED VISION AROUND PREVIOUS PARK PLANS

The Town and Villages of Greenwich have recognized the value of their parks as community assets and have dedicated significant staff, volunteer, and financial resources towards the visioning, planning, and management of their park spaces. Realizing the vision of these previous park plans and continuing to manage and program existing park spaces will continue to take a big investment of time and money.

The Village has leveraged one of its best assets to help make progress on park initiatives – the Greenwich community. It recently formed a Village Parks Task Force

to further understand community interests and use of Village parks and to help implement the strategies in park plans. The Town could consider a similar option, or, similar to the housing recommendations, the municipalities could create a Joint Task Force to align efforts and prioritize investments across all Greenwich parks.

The series of recommendations identified reflect the specific ideas for park improvements that were developed through these previous park plans.

CONTINUE TO ENHANCE THE BATTENKILL RIVERSIDE PARK. (TOWN)

In 2019, the Town completed the Battenkill Riverside Park Master Plan, which identifies a vision for the reuse of the former Town Beach. The Master Plan proposes updates for all aspects of the existing park facilities, including pedestrian and vehicular circulation; active and passive recreation; and building, site, and environmental infrastructure improvements. Implementation of this plan would dramatically upgrade the landscaping, programming, and amenities present at the park.

DEVELOP A COMMUNITY-SUPPORTED VISION FOR THE HAYES RESERVOIR AND IMPROVE CONNECTIVITY AND ACCESS, CONSISTENT WITH THE NORTH ROAD CONNECTOR STUDY. (TOWN/VILLAGE)

Since spring 2022, the Village of Greenwich Parks Task Force has been meeting to establish community priorities around Village parks and recreation improvements. Central to these discussions has been the Hayes Reservoir/Thunder Mountain Recreation Area. The Village should work

with the Task Force to develop a community-supported vision for the property's use and pursue funding for implementation. Concurrently, the Village should work with the Town to explore opportunities to improve access and connectivity. The Town's North Road Connector Study identified several approaches to developing a pedestrian or mixed-use trail from the Village, along North Road, to the entrance to Hayes Reservoir/Thunder Mountain Recreation Area.





IMPROVE PROGRAMMING AT THE HUDSON RIVERSIDE PARK TO INCREASE UTILIZATION. (TOWN)

The Town acquired the now-Hudson Riverside Park from the Adirondack School in 2017. While open to the public, regularly mowed and maintained, and recently improved with upgrades to an existing structure on the site, there are opportunities to further enhance the Park, which is strategically located along the Empire State Trail and near Hudson Crossing Park. As part of this Comprehensive Planning process, a community visioning exercise was conducted at Hudson Riverside Park, which identified a variety of programming opportunities to be considered and pursued at that site. Most responses focused on ideas for recreational or educational activities that could be made available at the Park, while others focused on the historical significance. The Town should continue to improve programming at the Park consistent with the community’s vision for the space.

IMPLEMENT THE GREENWICH REVITALIZATION PLAN’S VISION FOR ENHANCED WATERFRONT OPEN SPACE. (VILLAGE)

The 2022 Greenwich Revitalization Plan gathered feedback and developed improvement strategies and concepts for several existing and potential future Village parks along Rock Street and in Mill Hollow.

At the existing Rock Street Park, recommended improvements 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. The plan also recommended creating a dog park on a portion of a Village-owned parcel on Rock Street, across from the recommended expanded Rock Street Park.

In Mill Hollow, the Plan envisioned a new 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. In conjunction with the park, the Plan 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 Plan further envisioned the existing Mill Hollow boat launch improved with a well-marked and pleasing boat portage.



COMMUNITY SERVICES & EVENTS BACKGROUND

Greenwich is a highly engaged community with incredible community support services. These include the Greenwich Youth Center (GYC), CFC, and Greenwich Interfaith Services. The non-profit GYC, formed in 2001 and housed in Village Hall, offers a range of programs to encourage academic achievement and creativity, including Creative Arts, Academic Partners, Safe Sitter, and Health and Wellness programs. CFC is a non-profit organization

founded and located in Greenwich that provides access to fresh, wholesome food through a dynamic operation of programs. Originally founded in the Village, CFC is now located in the Town along Route 40 and recently purchased a former toy manufacturing facility on Fiddlers Elbow Road that they are converting into a regional food hub, dubbed the Food and Farm Hub.

Greenwich Central School (GCS) is a PK-12 school, located in the Village on Gray Avenue, that serves the Town and Village of Greenwich, as well as neighboring communities. The school district's current enrollment is 897. Enrollment has decreased 29% over the past 20 years. GCS is a top performing school in the State.

Other notable community services include the Greenwich Free Library and Battenkill Branch of the Saratoga

YMCA in the Village, the Greenwich Medical Center located in the Town, and the multiple volunteer fire departments in the Town and Village.

Greenwich is a destination for unique community events year-round. The Greater Greenwich Chamber of Commerce hosts a range of events annually that are loved by locals, and destinations for visitors. These include, most notably, Whipple City Days and the Greenwich Lighted Tractor Parade. The Greenwich

Lighted Tractor Parade has become one of the largest events in Washington County and, unofficially, the largest parade of its kind in the country. It is estimated that 10,000 people attended the parade in 2021 to view over 60 tractors and displays travel through the heart of the Village.

These events foster a strong sense of community among residents, in addition to drawing large crowds and bolstering local tourism.



COMMUNITY SERVICES & EVENTS RECOMMENDATIONS

1

SUPPORT INCREASED COLLABORATION BETWEEN THE CHAMBER AND THE SCHOOL DISTRICT TO SUPPORT THE TRADES AND LOCAL JOB OPPORTUNITIES. (TOWN/VILLAGE)

In a tight labor market, finding local employees has never been more challenging. At the same time, Greenwich CSD continually enhances its job skill training and experiential learning options so that its students can gain real world experience at a young age.

Whether through the robust offering of BOCES programming, pre-nursing tracks, the Business department's internship programming, the Technology Department's robotics club and competitions, or hands on learning offered in Agricultural Science, young people are acquiring skills at a young age that could add value to local businesses if more awareness about the needs of businesses and abilities of young people were understood.

The Town and Village should support collaborations between the Chamber and the School District to help our young people and our businesses grow together.

2

EXPLORE OPPORTUNITIES FOR LONG-TERM SUPPORT OF THE GREENWICH YOUTH CENTER. (TOWN/VILLAGE)

The Greenwich Youth Center has been a mainstay for Greenwich youth and fills an important after school, weekend, and summer programming and supervision gap for many youth in Greenwich. To maintain the level of services that it has provided, it takes staffing and resources. This will be more challenging in the near future, as one of the core funding sources for Youth Center programming – the Gannon fund – will be sunseting. This will place an additional fundraising burden on the organization at a time when maintaining staff and service levels for all small non-profits has become more difficult.

The Town and Village should support the Youth Center Board in continuing to make Youth Center space available and affordable in municipal owned buildings to the greatest extent possible. They should also support any efforts the Board may consider consolidating Youth Center operations with other entities that provide Youth services, thereby aligning missions, sharing resources, and reducing the administrative burden that each individual organization carries.

3

WORK WITH THE SCHOOL, CHAMBER, YOUTH CENTER, AND LIBRARY IN DEVELOPING AND PROMOTING YOUTH AND TEEN ACTIVITIES. (TOWN/VILLAGE)

The Town and local organizations offer a range of activities for its youth and teens. However, there are opportunities to improve awareness of the programming and address scheduling, transportation, and other barriers that may prevent some youth from participating in these activities. There are also opportunities to improve event and activity promotion and to engage the community's youth in developing the programming.

The Town, Village, and local partner organizations should continue to explore programming and location options that fill the gap for young people, especially those young people that are disengaged with current structures, settings, or programming offerings.

4

CONTINUE TO PROVIDE HIGH QUALITY, RAPID RESPONSE FIRE, RESCUE AND PUBLIC SAFETY SERVICES. (TOWN/VILLAGE)

While not a service provided directly by the Town or Village, the volunteer fire, rescue, and public safety services enjoyed by the community are a tremendous benefit to the quality of life in Greenwich. Any benefit that incentivizes community members' continued volunteerism and allows them to be more effective service providers, whether its land use accommodations to support the organization's facility needs, traffic rules, or the Town of Greenwich's recent efforts to reduce assessed values for volunteer service providers.

5

CONTINUE TO EXPLORE PROGRAMMING OPPORTUNITIES AND SEEK FUNDING FOR REHABILITATION AND REUSE OF TOWN & VILLAGE HALL. (TOWN/VILLAGE)

The Greenwich Town Hall, Village Hall, Free Library, and Commons Park form a dynamic campus in the heart of the community. Town Hall and Village Hall are less than 200 feet apart and serve as the operational centers for the two municipalities.

Village Hall is a key building in the Village of Greenwich Historic District. The front portion was constructed in 1848 to house the Union Village Academy. In the 1870s the rear addition was built. 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 deemed unsafe to use without renovation. In 2018 and 2019, the Village convened a task force to study Village Hall 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 creates a true community center.

Similarly, Town Hall is an old building that was originally constructed for a different purpose. Built in 1900, the building first served as the "Washington County Home for Aged Women," a boarding house where elderly women could rent rooms and enjoy supportive, communal living. While the building has undergone significant retrofitting to accommodate the municipal functions for which it is used today, the legacy of the original use can still be seen and felt in the building's narrow hallways, small rooms (former bedrooms), dumbwaiters, and built-in closets. Recent efforts have been undertaken to make the building more accessible, including a 2020 installation of a handicap accessible lift to the second floor and automatic doors. Significant improvements were also made to the second floor Town Court room and judge's chamber to make that space more accessible, user friendly, and to comply with updated U.S. Homeland Security safety and security requirements.

The Town and Village have taken steps towards identifying ways in which the buildings can be used more efficiently to meet the needs of Town and Village residents. The Village now uses the upgraded Town Court room to conduct court cases, which freed up significant square footage in that building and avoided the need to make the same Homeland Security upgrades for that courtroom. The Village also applied for and won a \$7,600 Preserve New York grant to conduct a Building Conditions Report. With the results from the Building Conditions Report in hand, the Village and Town should reconvene a task force to reassess the two building's future. The Task Force can help gather updated community input, research funding sources for near-term accessibility or energy efficiency upgrades, and support mid and long-term visioning and planning efforts to determine how the buildings can best be preserved and leveraged as assets to the community.

6

WORK WITH COUNTY AND REGIONAL PARTNERS TO EXPLORE OPPORTUNITIES FOR A REGIONAL PUBLIC TRANSPORTATION SYSTEM & MAXIMIZE LOCAL TRANSPORTATION RESOURCES. (TOWN/VILLAGE)

Transportation is a chronic issue in rural communities. The distances between consumers and businesses, employees and workplaces, and residents and important services or amenities add to rural residents' cost of living, decrease their work opportunities and quality of life, and, in some cases, are a threat to people's fundamental well-being. At the same time, the underlying economics of traditional public transportation are challenged in dispersed, sparsely populated communities.

Despite that, rural regions, counties, and individual communities are taking creative approaches to bridging this transportation gap. Greenwich has benefited from the volunteer-driven 'Van-Go' ride service that Greenwich Interfaith operates. This involves a bus and a van that community members can schedule for access to medical appointments. The bus has also been used to connect groups to social services like the food pantry and social services. Battenkill Community Services (BCS) also owns and operates an extensive fleet of buses and passenger vans. While these transportation resources are primarily in service of their core consumers, the "differently abled" adults they so effectively provide day-hab and respite services to, BCS has always maintained an interest in integrating services with the general public and being a resource to the communities they serve. The Town and Village should help facilitate conversations that explore creative solutions using these existing transportation resources.

The Town and Village should also explore approaches that other rural communities are taking to overcome their transportation gaps. Some rural communities support scheduled ride services through the Federal 5311 "Public Transportation in Nonurbanized Area" Program. These programs receive federal matching dollars to subsidize the fees that are charged to operate the programs. Many urban-based public transportation

systems are also getting creative by extending “on-demand” transportation services to more outlying areas that traditional transportation systems are too expensive to reach. Rochester Transit System’s “On Demand” program is an example in New York State. The recent merger between Greater Glens Falls Transit and Capital District Transportation Authority (CDTA) could present opportunities for experimenting with new approaches to extend services to Greenwich. The Town and Village should work with the County, CDTA, and Adirondack/Glens Falls Transportation Council (A/GFTC) to explore those options and advocate for meaningful progress in rural public transportation.

7

COLLABORATE WITH NEIGHBORING COMMUNITIES, THE COUNTY, LOCAL NON-PROFITS, AND CHURCHES TO PROVIDE MORE ACTIVITIES FOR SENIOR CITIZENS TO OVERCOME BARRIERS TO ACCESSING THOSE ACTIVITIES. (TOWN/VILLAGE)

Housing is not the only issue or opportunity that impacts the quality of life of Greenwich seniors. The desire for more activities, services, and social opportunities for seniors was also a frequent point of feedback received through the public engagement process.

Currently, the Senior Citizens Club rents space in the Bottskill Baptist Church fellowship space. The Club also organizes trips and some social events for seniors. While these are resourceful approaches to creating social spaces and experiences for Greenwich’s seniors, they fall short of more robust spaces that have been developed in other communities and that could serve as a more permanent space for gathering, service connection, and educational and enrichment activities.

The long-term, fully realized solution is a senior center that has a permanent presence at a community site.

There are several local examples of these types of centers in similar sized communities. The Towns of Saratoga and Lake Luzerne have substantial, dedicated senior centers in their municipal buildings. Both offer enough room for socializing, educational and recreational activities, and meals. The communities of Hudson Falls and Fort Edward developed standalone senior centers to meet their communities’ needs. Lake Luzerne’s senior center is particularly dynamic in the level of programming that is offered within the building and out in the community. A typical month of programming includes osteobusters, yoga, cooking demonstrations, musical performances, movie and meal, a blood pressure clinic, chess, bridge, coffee hours, and trips to several area museums.

Throughout the Comprehensive Planning process, several potential locations for a dedicated senior center were identified, including the former CFC space at St. Joseph’s Church and Village Hall. There are also opportunities for expanding access to senior activities and increasing programming options. Greenwich Interfaith Fellowship’s Van-Go bus currently receives limited usage, BCS has significant transportation experience and fleet capacity, CFC employs Community Health educators, and the Library is responsive to adding new activities to its educational and enrichment calendar. Additionally, where Greenwich may lack a critical mass of seniors to offer certain services, collaborations with neighboring communities could help reach those service thresholds, reduce costs, uncover untapped resources, and expand the social network that seniors in all communities are able to enjoy.





IMPLEMENTATION

The purpose of a Comprehensive Plan is to establish a community vision and identify the actions necessary to pursue that vision. Implementation of the Greenwich Town and Village Comprehensive Plan will depend upon the commitment of local leaders, continued public participation, availability of funding, and successful partnerships.

Many of the recommendations outlined in the Comprehensive Plan have been in process for years and, in some cases, will take several more years to fully realize. They will also require grant funding. Pursuing regional, State, and Federal grants requires patience and a keen awareness of timing. The grant cycle can work on a semi-annual, yearly, or even decade long cycle. There are also sequencing issues to consider. For example, there are many

grants that require municipalities to take part in the initial program in order to apply for funding in subsequent years or certain related work will ideally be synchronized to avoid multiple construction disruptions. In addition, new Town and Villages leaders and volunteers will replace current team members. Setting up systems that can transfer knowledge and maintain momentum through those changes is critical, as is maintaining realistic expectations for how much can get done over any given length of time.

The Implementation Matrix in Appendix D organizes the recommendations by topic area, identifies the lead organization driving action on the recommendation's implementation, identifies key partners, and identifies potential funding sources.

STEPS FOR IMPLEMENTATION

1 ORGANIZE

3 DEVELOP AND LEVERAGE PARTNERSHIPS

2 PRIORITIZE

4 PURSUE FUNDING



1

ORGANIZE

Where the Comprehensive Plan establishes vision and potential aligned approaches, implementation is about the strategy and tactics that can take the recommendations from ideas to reality. The recommendations within this plan vary in cost, complexity, and the level of commitment that is needed from the Town or Village, but, in totality, it represents a significant scope of work to manage and move forward.

The first step in implementing the Comprehensive Plan is to form an Implementation Committee. The Town and Village of Greenwich has previously formed a joint Implementation Committee to advance the recommendations identified in the Greenwich Revitalization Plan. While there could be value in maintaining two separate committees – one for the Revitalization Plan recommendations and one for the Comprehensive Plan recommendations – because there are overlapping recommendations and the scope of the Revitalization Plan fits within the larger scope of the Comprehensive Plan – it is recommended that one Implementation Committee, with representatives from the Town and Village, be reconstituted to lead the implementation of all recommendations.

In reforming the Committee, the Committee charter should reflect the larger scope of the new committee and speak to the nature of the two plans – where they overlap, where they are different, and how all plan elements will be captured and advanced. Along with identifying the initial committee's term length, the charter should address organizational systems and structures that will assist in transferring knowledge, creating continuity, and maintaining momentum across successions of committee members. Universal best practices, such as staggering term lengths and identifying committee roles that are intended to establish a leadership pipeline are good approaches to adopt within the Committee charter.

Since several of the recommendations in the Comprehensive Plan advocate for the creation of Task Forces within specific topic areas, the Implementation Committee charter should speak to the relationship between the Committee and the Task Forces, how work will be coordinated, and how information will flow across community-led bodies to Town and Village Boards

and the general public. Finally, in populating the Implementation Committee, the Town and Village should continue to use the Plan's guiding principles as a lens to view membership, striving to achieve diversity, equity, and sustainability through the life experience, technical experience, and community affiliations represented on the Committee.

It is recommended that the Implementation Committee hold stand-alone meetings. Holding Implementation Committee meetings as a separate function from the Town Board of Trustees meetings will allow for a more open dialogue in a format more suited to tackling community development issues.

It is also recommended that the Implementation Committee develop a public engagement plan for the implementation process. The plan should identify communication commitments to the Village and Town Boards, active Task Forces, and the general public. The plan should identify where information will be shared with the public over the course of the implementation process.

2

PRIORITIZE

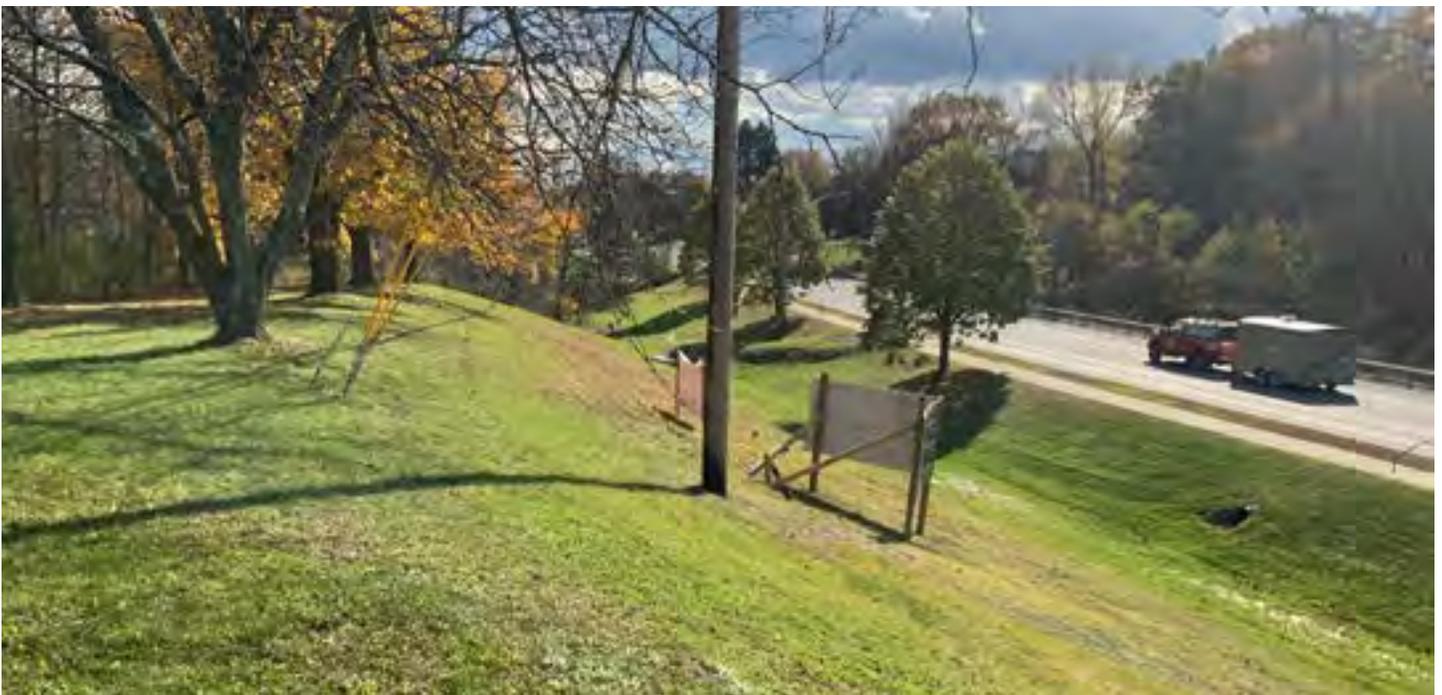
With the Implementation Committee formed and aligned, it is now time to sort and prioritize the recommendations. This phase of work is really akin to developing a Strategic Plan. The Committee will look at what needs to be done in the next three to five years in order to set the trajectory to fulfill the Comprehensive Plan vision over its longer time horizon.

Criteria to consider using to prioritize recommendations are the complexity or degree of difficulty, cost, time frame to implement, and perceived community impact. It will also be

important to identify dependencies between recommendations that affect sequencing. This will allow the Committee, the Town and Village Boards, and the community to identify the stages of progress that have been completed and those that are still left to complete. It will also help the Committee identify lighter touch recommendations that can be completed on a shorter timeline. These early "wins" create energy and momentum, while the longer lead projects take time to unfold. For guidance on community impact, the Implementation Committee should look to the public feedback that was

received during the development of this Comprehensive Plan and the Revitalization Plan.

The Committee should hold prioritizing exercises with relevant Task Forces at this stage, as well, to create alignment and buy-in between all community members that will be working to advance projects. The Implementation Committee should periodically revisit and adjust these priorities according to changing conditions, feedback from the community, or the availability of grant funding.



3

DEVELOP AND LEVERAGE PARTNERSHIPS

The Town and Village of Greenwich have a limited budget for full-time professional staff to address municipal issues. Partnering with other local and regional entities could help Greenwich take advantage of grant programs, share technical expertise, and exchange ideas.

Key partners for priority recommendations are identified in the proceeding section. Other organizations that have objectives and missions that may dovetail with the Town and Village's vision for the future include:

- Washington County Planning and Economic Development
- Washington County Historical Society
- Lake George Lake Champlain Regional Planning Board
- Capital Region Economic Development Council
- Greenwich Chamber of Commerce
- Adirondack/Glens Falls Transportation Council
- Greenwich Central School



4

PURSUE FUNDING

Potential funding sources for each of the Plan recommendations are identified in the Implementation Matrix provided in Appendix D. As a smaller community, Greenwich has a limited amount of funding to pursue all the recommendations of this plan. Certain grant programs require smaller cash matches, while some grants can be matched using local

volunteer efforts or even funding from a different source (i.e. matching a State grant with a Federal grant). As funding sources and strategies are ever changing, it is important to continually re-examine priorities and to evaluate possible alternatives and implementation strategies to support the projects identified by residents and included in this Plan.

This coordination is especially important since projects are being pursued between the Town and Village and across several Task Forces. Funding programs will generally seek geographic distribution within grant cycles, so the Town and Village will need to avoid submitting more than one proposal to the same program.





**APPENDIX A
COMMUNITY PROFILE**

GREENWICH COMMUNITY PROFILE

OVERVIEW

Located on the western border of Washington County, the Town and Village of Greenwich are home to the Batten Kill and Hudson rivers which run along the Town's southern and western borders. Greenwich lies in a valley between the Adirondack Mountains in New York and the Green Mountains in Vermont with a total land area of 44.4 square miles. The Town's bucolic agricultural lands dotted with streams, lakes, and ponds are contrasted by the historic Village center, which grew to prominence on a thriving mill industry along the Batten Kill River in the early 1800s. The Town and Village boast a rich history as important stations in the Underground Railroad and as home to several prominent historical figures like Susan B. Anthony and Chester A. Arthur. The community's pride in its history and rural traditions is evidenced by the meticulously maintained historic homes and working farms scattered throughout the landscape.

DEMOGRAPHICS

AGE & POPULATION

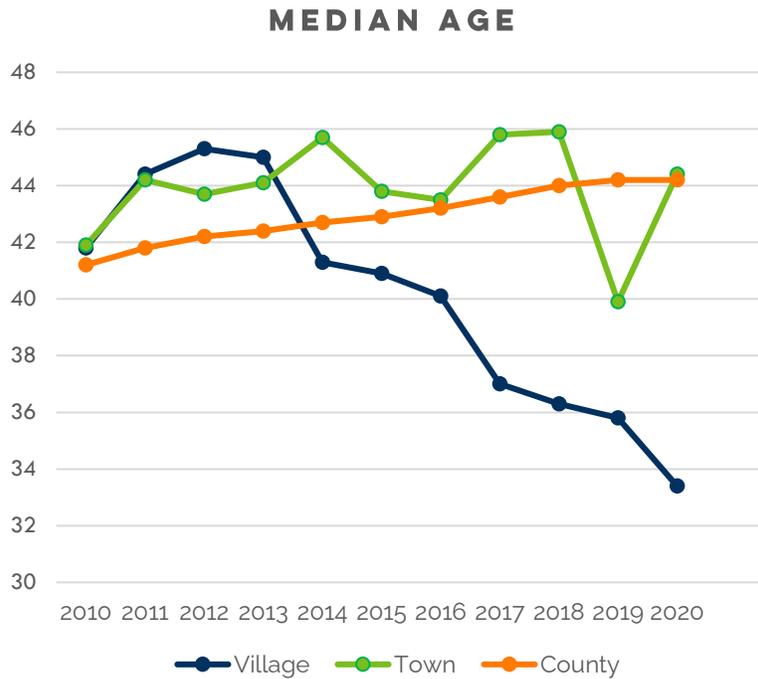
Based on 2020 Census data, the Town and Village of Greenwich's current populations are 4,848 and 1,651, respectively. The current populations reflect declines of 2% and 8%, respectively. The past decade of population change in Greenwich is not unique, with the population of Washington County and the neighboring communities of Cambridge, Salem, Easton, and Argyle similarly seeing declines in population over the past ten years. However, the rate of decline in the Village (8%) is substantially higher than the County (3%), Town (2%), and that of neighboring communities (3-4%). In contrast to the broad population decline, the Town is home to a growing Amish community which was noted by members of the community and local news publications.¹

POPULATION TRENDS

	Town of Greenwich	Village of Greenwich	Washington County	Town of Cambridge	Town of Salem	Town of Easton	Town of Argyle
2010 Population	4,942	1,777	63,216	2,021	2,715	2,336	3,782
2020 Population	4,868	1,651	61,302	1,952	2,612	2,279	3,644
% Change	-2%	-8%	-3%	-4%	-4%	-3%	-4%

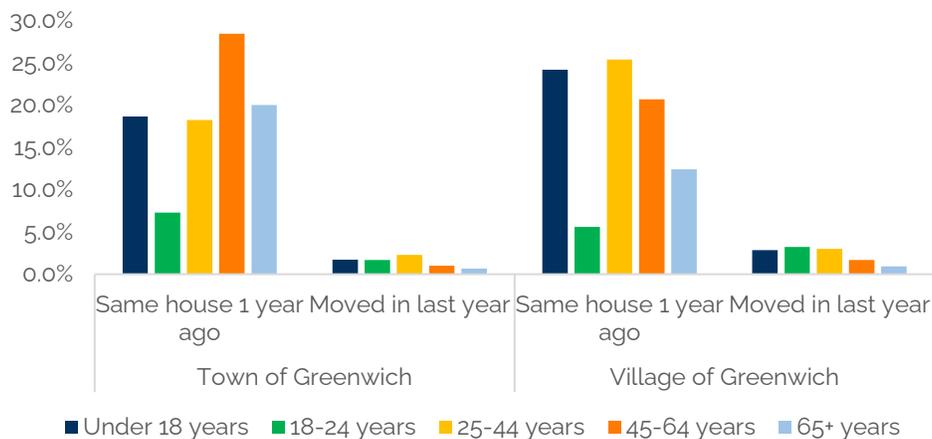
¹ <https://www.timesunion.com/news/article/Amish-enclave-moves-to-Washington-County-16411219.php>

Trends in the age of residents in the Town and Village are also differentiators. Between 2010 and 2020 the Town's median age increased from 41.9 to 44.4, while the Village's median age decreased from 41.8 to 33.4. The lower median age in the Village is related to differences in the distribution between age cohorts: approximately 11% of Village residents are under age 5, compared to 7% in the Town; conversely, over 10% of Town residents are between 45 and 49, compared to 5% of Village residents.



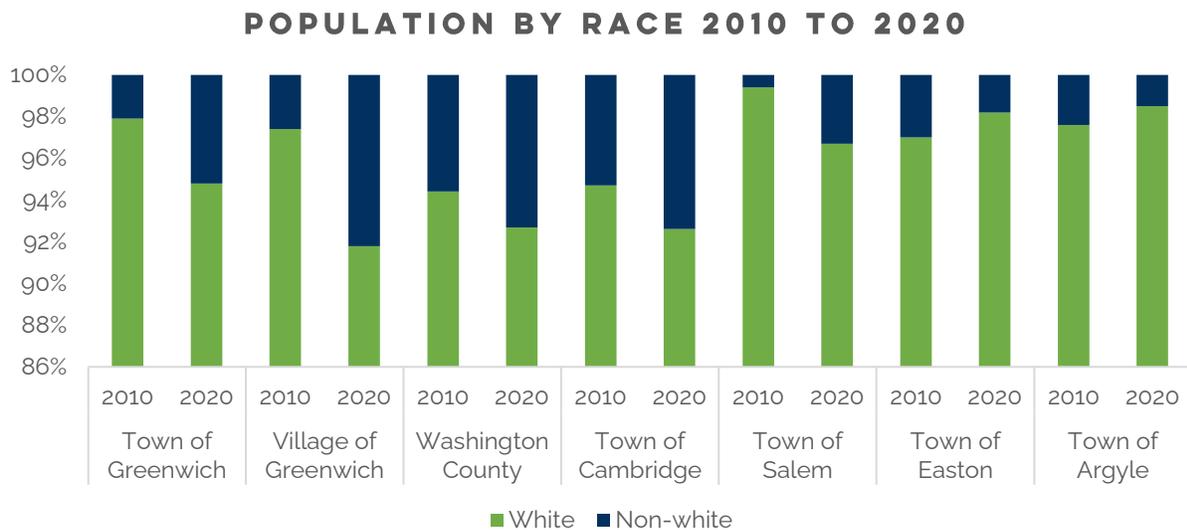
The large cohort of young residents in the Village is likely the result of young families moving to the Village. The share of the population under the age of 18 that moved to the Village in the past year (2.8% of the total population) was significantly higher than the Town (1.7% of the total population). Additionally, the Village is attracting new residents in the 18-24 and 25-44 age cohorts at a significantly higher rate than the Town.

SHARE OF POPULATION THAT HAS MOVED IN THE PAST YEAR BY AGE, 2020



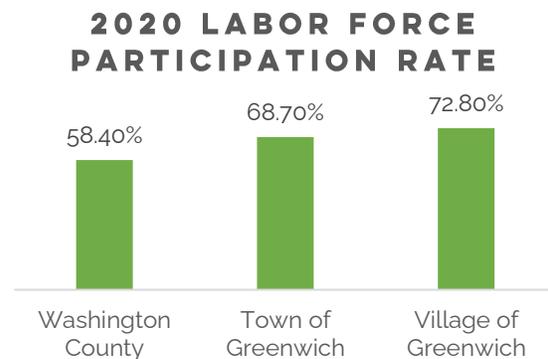
RACE AND ETHNICITY

While the majority of Town and Village of Greenwich residents identify as white or Caucasian, both communities have experienced increasing diversity since 2010. The share of the Town's non-white population more than doubled during this time with the largest growth in populations that identify as two or more races (+2.3%) and Asian (+1.1%). The Village of Greenwich has the most diverse population of all comparison geographies, and its non-white population nearly quadrupled between 2010 and 2020 with the most significant growth in populations that identify as two or more races (+3.9%) and Black or African American (+1.3%). In terms of ethnicity, the Town experienced a slight decline in its Hispanic population from 3.3% in 2010 to 2.7% in 2020; the Village's Hispanic population increased from 0% in 2010 to 4.8% in 2020, which is the largest share of Hispanic residents across all comparison geographies.

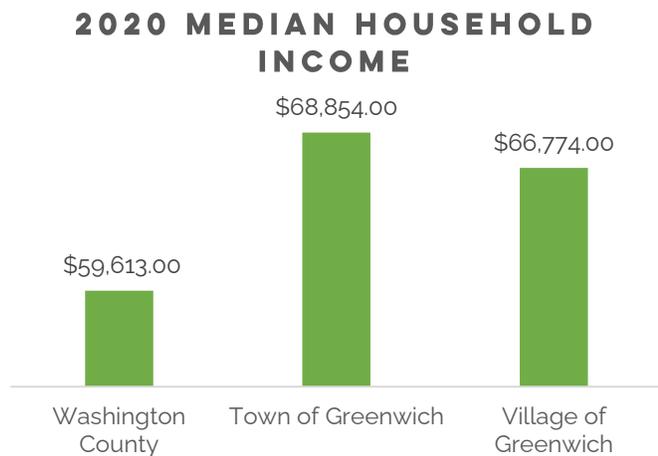


INCOME & EMPLOYMENT

Based on 2020 ACS 5-Year estimates, the Town and Village have incredibly low unemployment rates (0.4% and 2.1%), less than half that of Washington County (5.6%). Furthermore, both the Town and Village have high rates of labor force participation (68.7% and 72.8%) compared to Washington County (58.4%). These figures indicate that Town and Village residents are economic drivers within the County.

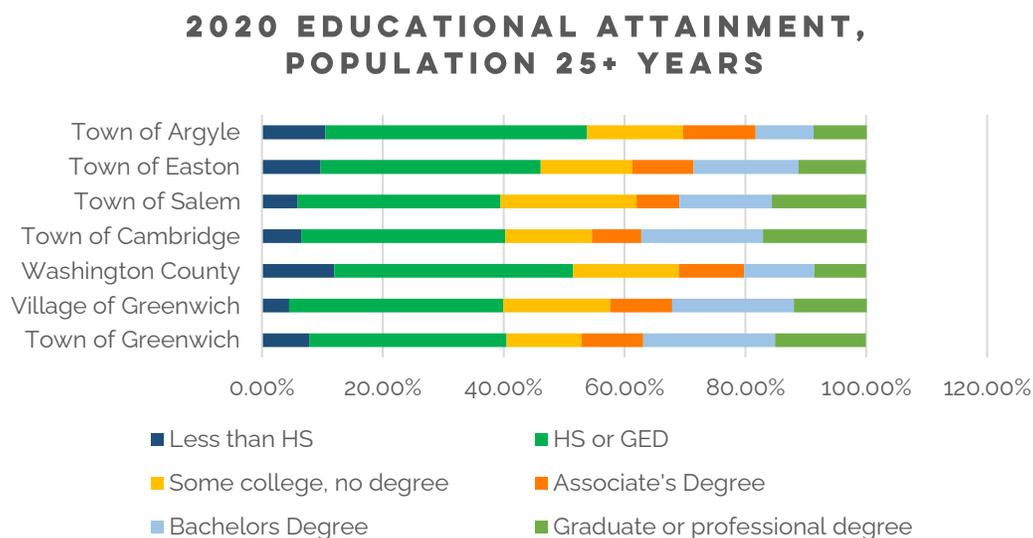


Consistent with their higher employment rates, the Town and Village of Greenwich also have higher median household incomes and lower poverty rates than the greater County. Specifically, 2020 ACS data show that the median household income in the Town and Village are \$68,854 and \$66,774, respectively, compared to \$59,613 in the greater County. The poverty rates in the Town and the Village of Greenwich are 9.3% and 8.1%, respectively, which are both below the County poverty rate of 10.9%.



Strong employment sectors for both the Town and Village include educational, health care, and social services; followed by arts, entertainment, recreation, accommodation, and food services. Most of the Town and Village are not employed within their respective municipalities. According to the U.S. Census Bureau's OnTheMap tool, approximately 15% of Town residents live and work within the Town and approximately 8% of Village residents live and work within the Village.

EDUCATIONAL ATTAINMENT



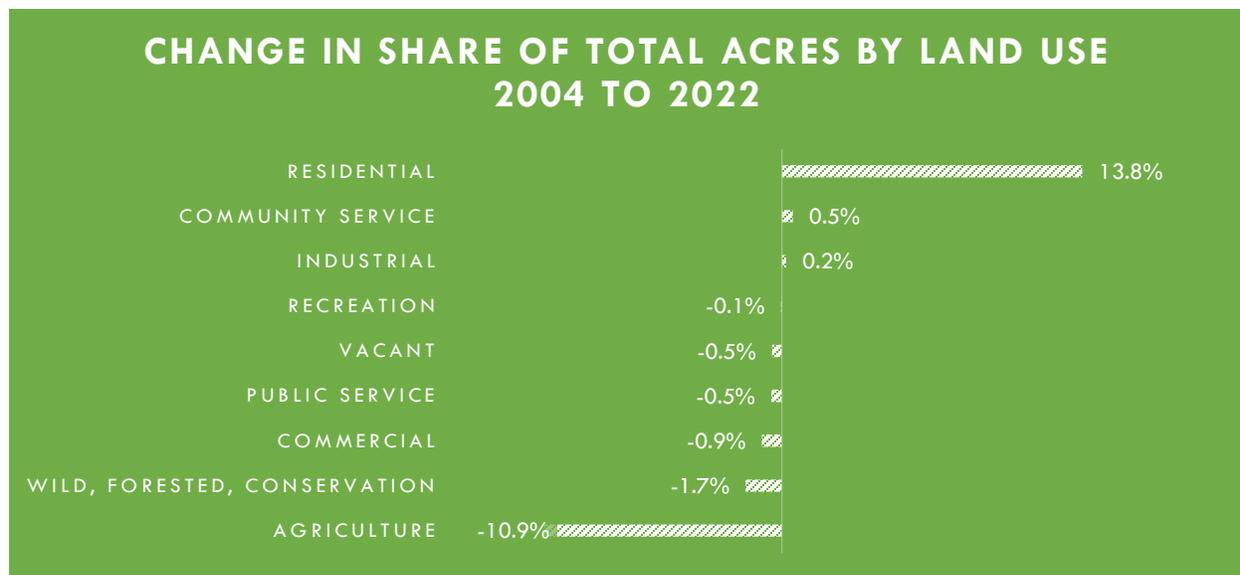
The Town and Village of Greenwich are highly educated communities. Approximately one-third of all residents have a bachelor's degree or higher (36.8% in the Town and 32.2% in the Village), compared to Washington County where approximately one-fifth of all residents have a bachelor's degree or higher. Of all comparison geographies, the Village of Greenwich has

the largest share of residents that have graduated high school, while the Town of Greenwich has the largest share of residents that have completed a bachelors degree.

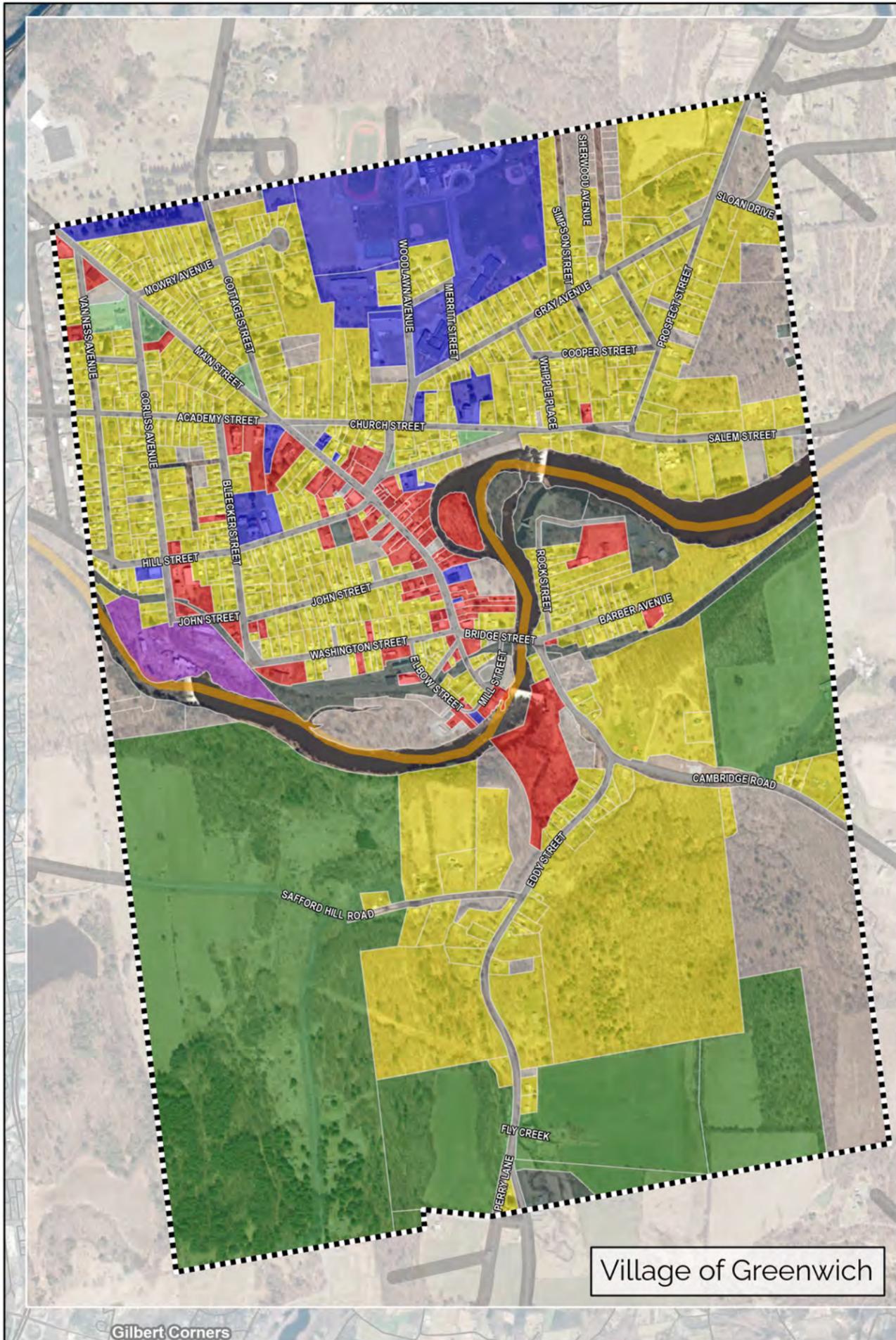
LAND USE & ZONING

LAND USE

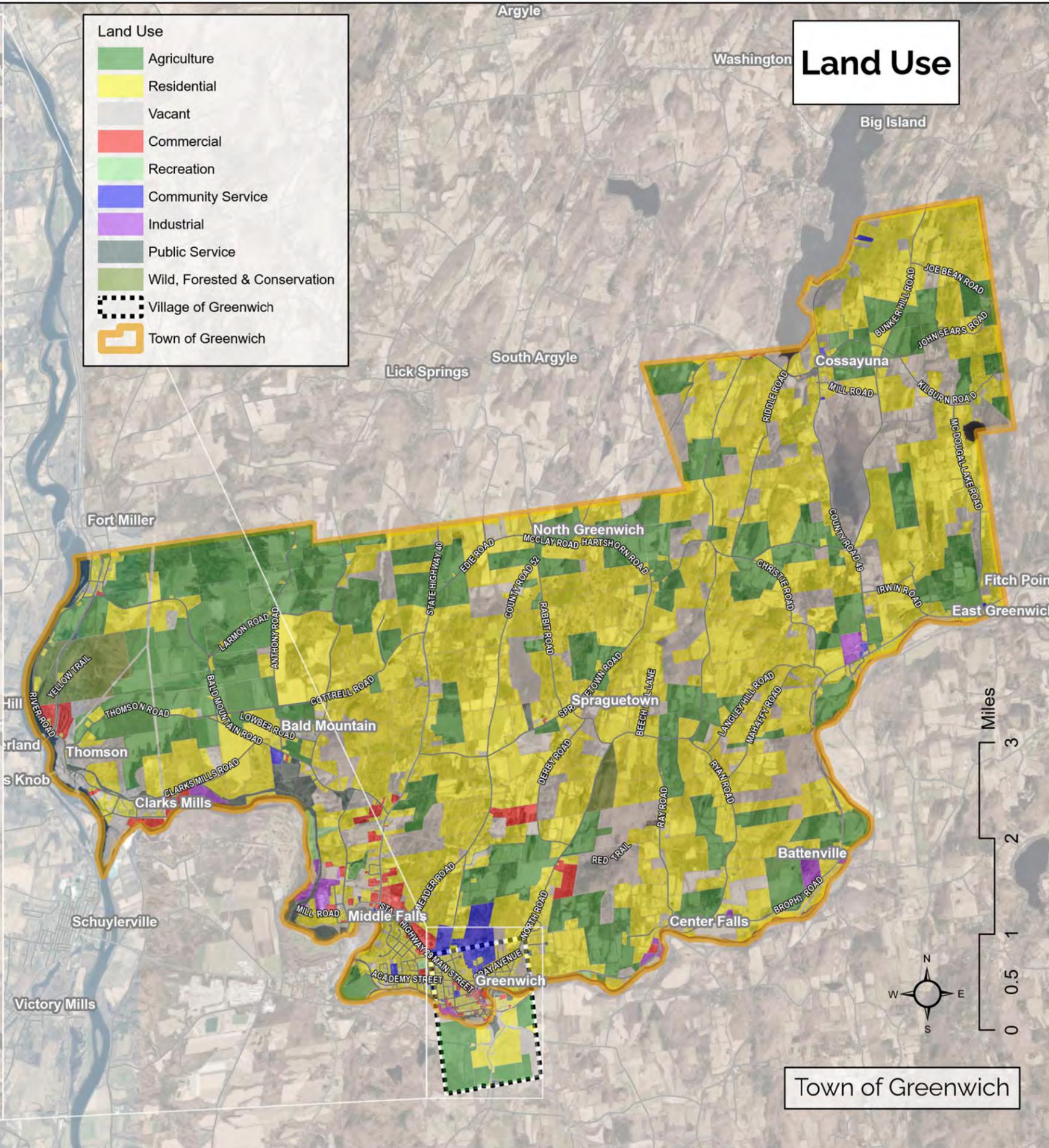
The most common land use in the Town and Village of Greenwich is residential, which totals significantly more parcels, acres, and assessed value than any other land use type. Residential land uses are distributed throughout all areas of the Town and Village. Additionally, residential land use has experienced the most significant increase in terms of its share of Greenwich's total land area since 2004. Much of this development is taking place on agricultural lands, which experienced the most significant decrease in terms of its share of total land area since 2004. Agricultural lands are distributed throughout Greenwich with a significant cluster in the Town's northwest section.



Commercial land uses have the highest taxable value per acre and represent 9.3% of the Town and Village total taxable value, while comprising just 1.4% of the total land area. Commercial uses are largely concentrated within the Village, along NYS Route 29, and along NYS Route 40 just north of the intersection with NYS Route 29. Additional commercial clusters are in the Clarks Mills and Thomson hamlets. Industrial land uses have the second highest taxable value per acre and represent 2.8% of Greenwich's taxable value, while comprising just 0.7% of the total land area. Industrial land uses are generally located along the Batten Kill River.



Village of Greenwich



Town of Greenwich

Land Use

- Agriculture
- Residential
- Vacant
- Commercial
- Recreation
- Community Service
- Industrial
- Public Service
- Wild, Forested & Conservation
- Village of Greenwich
- Town of Greenwich

Land Use

Gilbert Corners

Public service and community service land uses are generally located in or near the Village. These land uses represent a small amount of Greenwich's total land area. Recreational and wild, forested, conservation lands represent 0.2% and 1.6% of the total land area respectively. There is a small cluster of recreational land uses in the Village along Church Street and Main Street; other recreational and conservation land uses are scattered throughout the Town. Vacant land makes up the remaining land area and is the third largest land use in terms of land area and second most common land use by the number of parcels. The percentage of total land area represented by vacant lands has decreased only slightly (-0.5%) since 2004, indicating that much of Greenwich's recent development has not occurred on these parcels.

TOWN AND VILLAGE OF GREENWICH LAND USE SUMMARY

Land Use Type	Total Parcels	Total Acres	Total Assessed Value	Assessed Value per Acre	Total Taxable Value	Taxable Value per Acre
Agriculture	103	7375.13	\$22,123,000	\$3,039.05	\$10,863,454	\$1,492.32
Residential	1930	14318.47	\$417,800,100	\$28,816.50	\$392,410,922	\$27,065.36
Vacant	392	4192.44	\$14,829,300	\$3,535.54	\$12,809,318	\$3,053.94
Commercial	143	358.13	\$46,951,048	\$121,925.30	\$44,526,915	\$115,630.17
Recreation	12	51.83	\$2,103,300	\$40,503.62	\$319,200	\$6,146.89
Community Service	33	210.05	\$31,836,800	\$143,587.73	\$875,000	\$3,946.35
Industrial	12	204.56	\$15,412,900	\$76,088.83	\$14,344,250	\$70,813.23
Public Service	25	300.55	\$7,195,000	\$24,565.18	\$4,508,200	\$15,391.90
Wild, Forested, Conservation	3	436.27	\$666,000	\$1,532.02	\$69,372	\$159.58

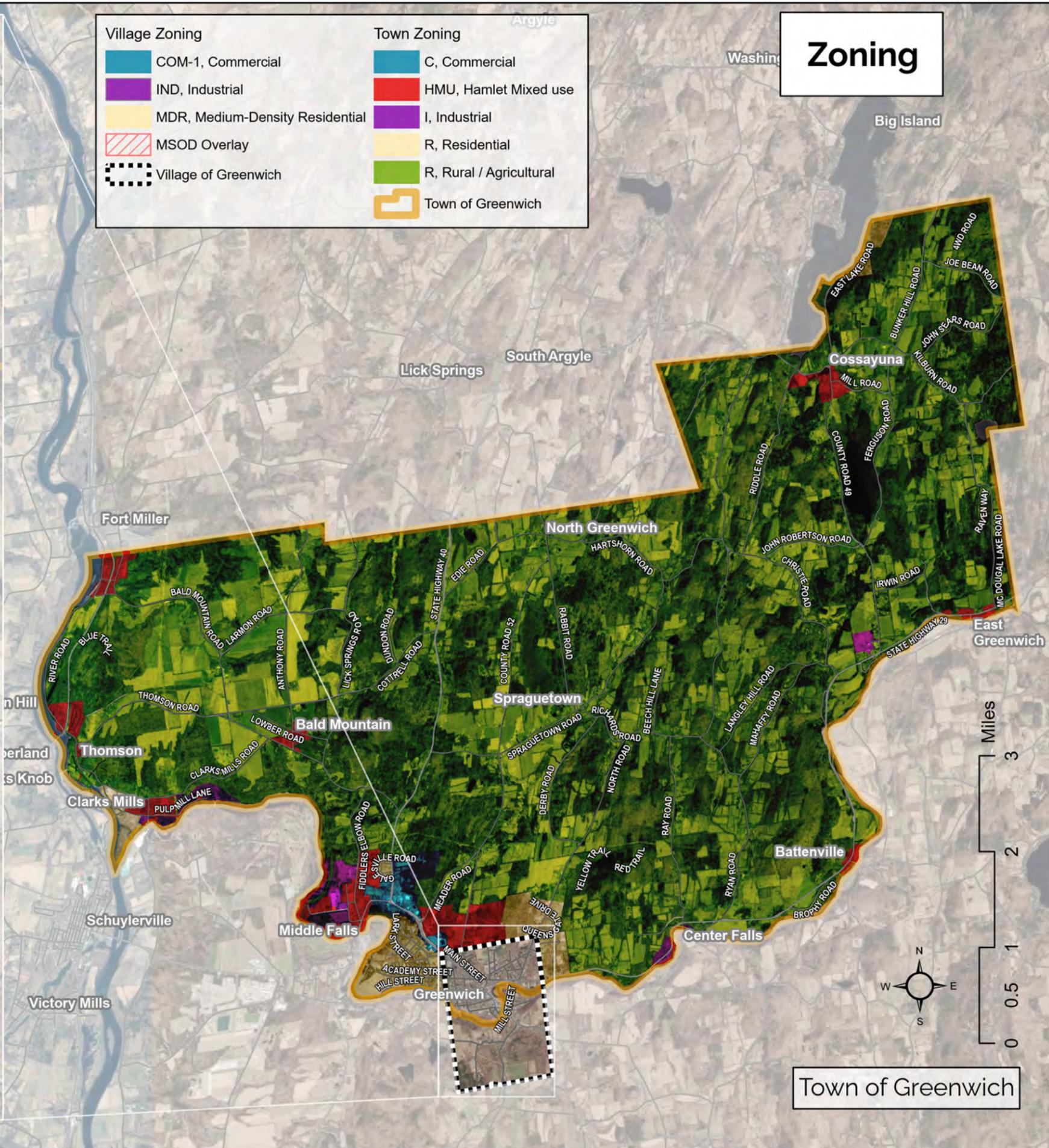
ZONING

The Town of Greenwich Zoning Code was adopted in 2007 and reflects the goals and vision of the Town's 2004 Comprehensive Plan. The Town has a Planning Board and Zoning Board of Appeals, as well as an established site plan review procedure to enforce zoning standards. The Town's zoning code has five zoning districts: Commercial, Hamlet Mixed Use, Industrial, Residential, Rural/Agricultural. The majority of lands in the Town are zoned Rural/Agricultural. Commercial, Industrial, and Hamlet Mixed Use zones are predominantly located near the Village along Routed 29 and 40. Additional Mixed Use Hamlet districts are located along the Batten Kill and Hudson Rivers.

In contrast, the Village of Greenwich Zoning Code is largely a generic zoning code provided by New York State to municipalities that was adopted by the Village in 1972. The zoning code contains three primary zones: Commercial, Industrial, and Mixed-Density Residential. A zoning update completed in 2022 established a Main Street Overlay District, within which Site Plan Approval is required and design standards are encouraged. The Village does not have a



Village Zoning	Town Zoning
COM-1, Commercial	C, Commercial
IND, Industrial	HMU, Hamlet Mixed use
MDR, Medium-Density Residential	I, Industrial
MSOD Overlay	R, Residential
Village of Greenwich	R, Rural / Agricultural
	Town of Greenwich



Zoning



Village of Greenwich

Town of Greenwich

Planning Board; Site Plan Approval, Special Use Permits, and Zoning Variances are issued by the Village's Zoning Board of Appeals (ZBA).

FARMLAND & AGRICULTURE

Agriculture has historically played a significant role in the Town of Greenwich's identity and economy. Much of Greenwich falls within Washington County Agricultural Districts, which protect and promote the availability of land for farming purposes. Three support and advocacy organizations focused on agriculture and farmland protection are also located in the Town of Greenwich: the Agricultural Stewardship Association (ASA), a U.S. Department of Agriculture (USDA) service center, and Comfort Food Community. At Greenwich Central School, the Agricultural Science Department and Future Farmers of America (FFA) are central to the school's culture.

Active farming in Greenwich is partially attributable to the soils found in the Town, with the best agricultural land found in the western part of Town around Bald Mountain. However, as noted above, the amount of agricultural land in the Town has notably decreased over the past two decades. One factor is solar; there is currently an application before the Town Planning Board that would convert approximately 149 acres of former farmland on Bald Mountain to solar. Based on a review of the existing electrical transmission lines in the Town and National Grid/Joint Ventures Head Room Capacity Report's 2030 predictions, demand for additional solar developments beyond those currently planned is expected to be minimal. However, as noted in the "Land Use" section, the conversion of agricultural land to residential remains a factor, particularly in consideration of the anticipated future local housing demand. As of 2021, data from the ASA shows eight farms have conserved 1,077 acres of farmland in Greenwich.

PARKS & RECREATION

Parks and recreational spaces in the Town are larger wild areas and more focused on land conservation, trail systems, and open spaces. These include the Village-owned 140-acre Thunder Mountain Recreation Area, which was the former water reservoir for the Village. The Town of Greenwich recently completed a study exploring improved pedestrian connectivity to this recreational resource. Notable parks in the Town include the former Town Beach along Route 29. For years, the Town Beach was the location of summer swim lessons for local children. While no longer open or staffed for swimming, the property remains open to the public in the summer months. The Town also purchased a Hudson River waterfront property along CR 113 in 2019 that is open to the public and largely unprogrammed.

• Water Resources

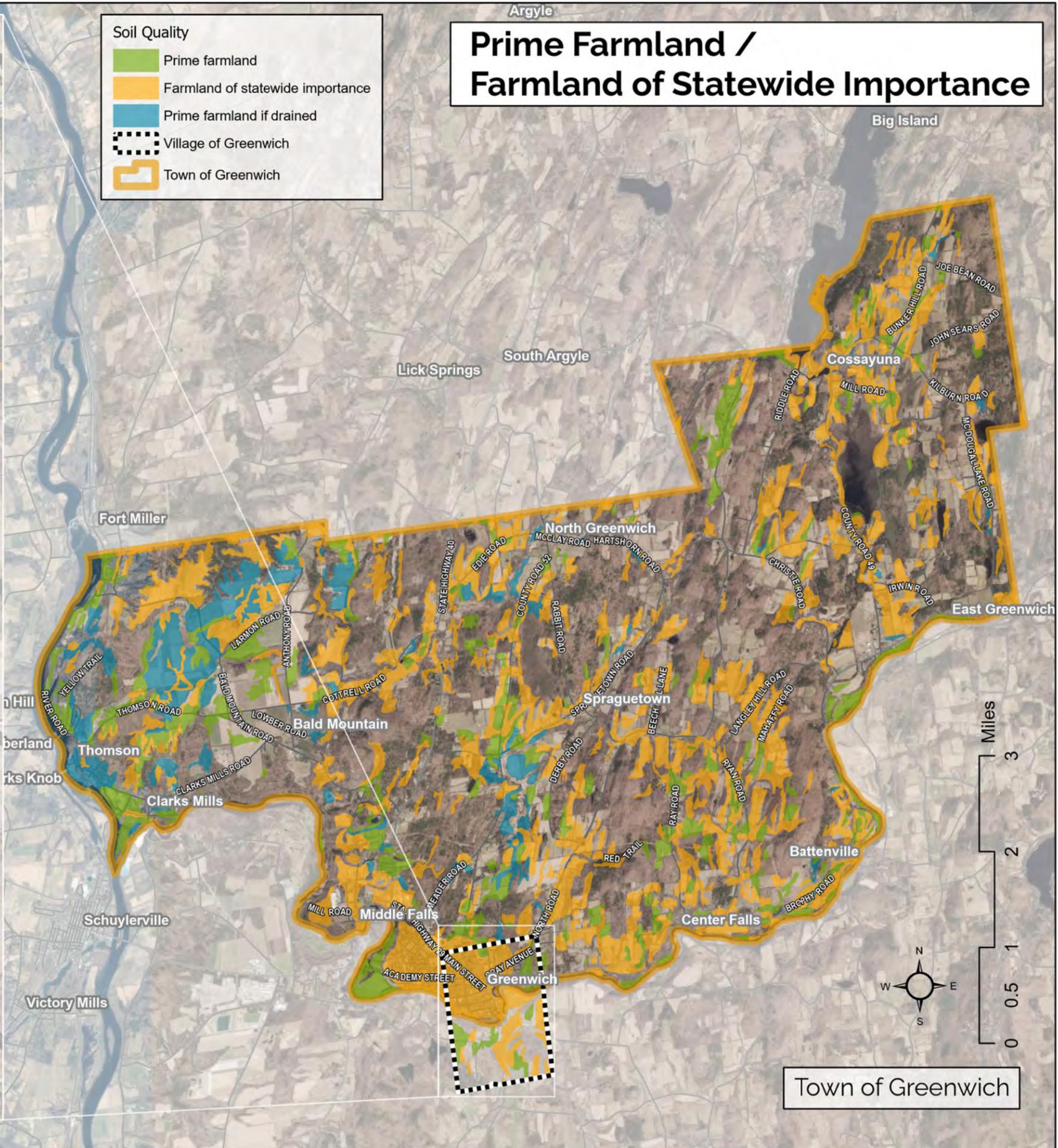


Village of Greenwich

Soil Quality

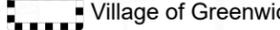
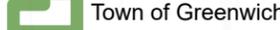
- Prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- Village of Greenwich
- Town of Greenwich

Prime Farmland / Farmland of Statewide Importance



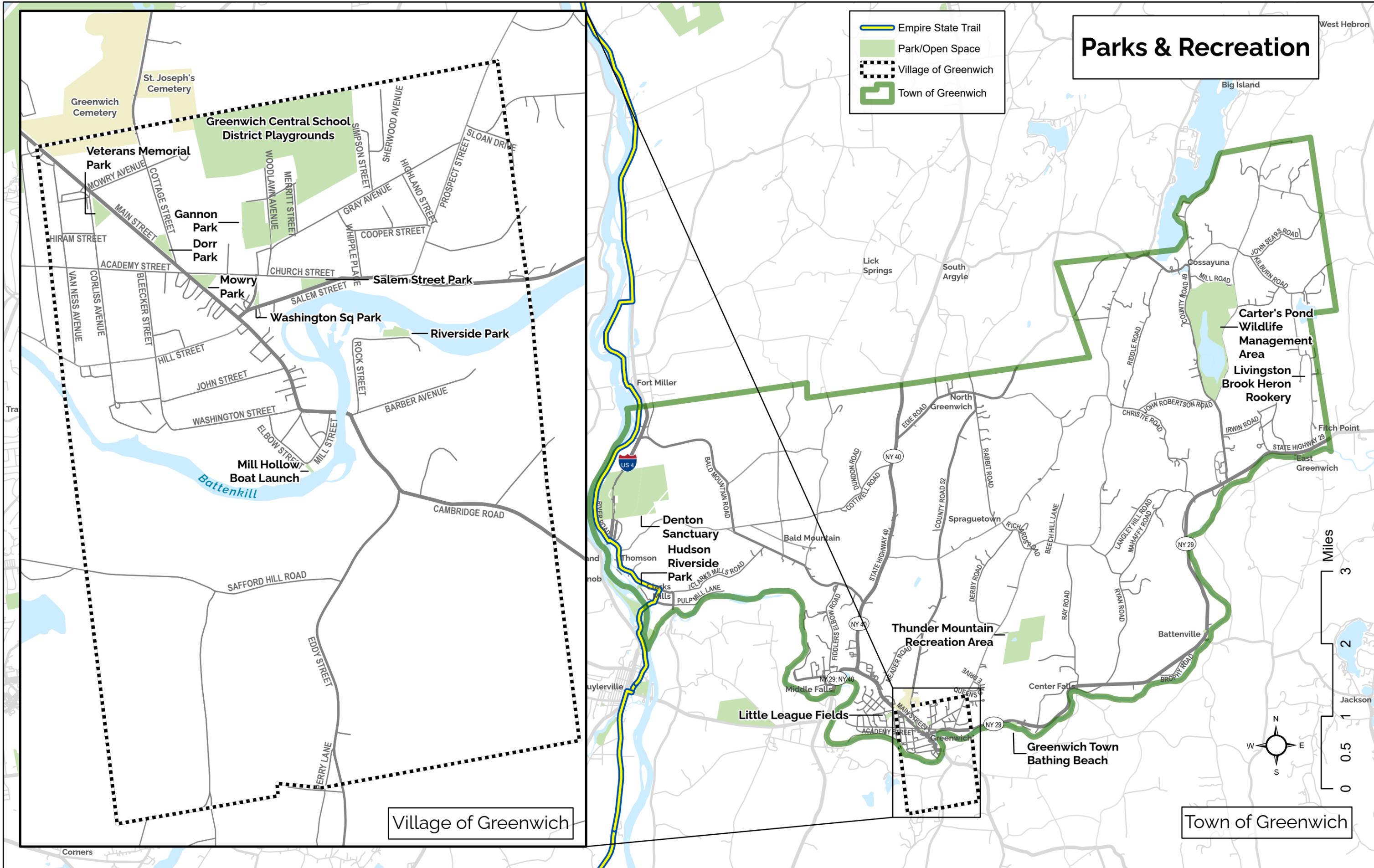
Town of Greenwich

Parks & Recreation

-  Empire State Trail
-  Park/Open Space
-  Village of Greenwich
-  Town of Greenwich

Village of Greenwich

Town of Greenwich



Most parks in the Village are small, passive, unprogrammed “pocket” parks, that provide the Village with open green space. The Village has one underutilized Battenkill waterfront park along Rock Street. Actively programmed recreational spaces in the Village include the playgrounds on the GCS campus and Gannon Park, which includes a splash pad that is very popular in the summer months.

COMMUNITY SERVICES & EVENTS

Greenwich is a highly engaged community with incredible community support services. These include the Greenwich Youth Center (GYC) and Comfort Food Community (CFC). The non-profit GYC, formed in 2001 and housed in Village Hall, offers a range of programs to encourage academic achievement and creativity, including Creative Arts, Academic Partners, Safe Sitter, and Health and Wellness programs. CFC is a non-profit organization founded and located in Greenwich that provides access to fresh, wholesome food through a dynamic operation of programs. Originally founded in the Village, CFC is now located in the Town along Route 40 and recently purchased a former toy manufacturing facility on Fiddlers Elbow Road that they are converting into a regional food hub.

Greenwich Central School (GCS) is a PK-12 school, located in the Village on Gray Avenue, that serves the Town and Village of Greenwich, as well as neighboring communities. The school district’s current enrollment is 897. Enrollment has decreased 29% over the past 20 years. GCS is a top performing school in the State.

Other notable community services include the Greenwich Free Library and Battenkill Branch of the Saratoga YMCA in the Village, the Greenwich Medical Center located in the Town, and the multiple volunteer fire departments in the Town and Village.

Greenwich is a destination for unique community events year-round. The Greater Greenwich Chamber of Commerce hosts a range of events annually that are loved by locals, and destinations for visitors. These include, most notably, the Greenwich Lighted Tractor Parade, which has become one of the largest events in Washington County and, unofficially, the largest parade of its kind in the country. It is estimated that 10,000 people attended the parade in 2021 to view over 60 tractors and displays travel through the heart of the Village. These events foster a strong sense of community among residents, in addition to drawing large crowds and bolstering local tourism.

HISTORIC CHARACTER

Greenwich is in a region rich with history and its location on the Batten Kill and Hudson Rivers add to the historical significance of the area. In the mid 1700s, Greenwich’s early settlers took advantage of the ample waterpower and New York’s first cotton mill was established on the

east side of the Batten Kill River. In the following years, Greenwich and its residents played key roles in the Revolutionary and French and Indian Wars as the Great War Trail and many crossings of the Hudson River were located within the present-day Town. The Town itself was incorporated in 1803 when it separated from the Town of Argyle, and the Village - then known as Whipple City - incorporated in 1809.

The mill industry and strong agricultural community continued to propel growth in the Town and Village throughout the 1800s. In the years leading up to the Civil War, Greenwich was active in the abolitionist movement and the Underground Railroad. Several homes on Church Street, Park Street, and Main Street were stops for fugitive slaves, and churches in Greenwich played an active part in hosting prominent abolitionists like William Wells Brown, William Lloyd Garrison, and Susan B. Anthony, who lived in Battenville. Throughout the late 1800s and early 1900s, the Village's mills continued to thrive, supporting the paper industry and manufacturing of threads. While many farmers in the U.S. migrated west, Greenwich experienced an influx of Irish residents to farms in the area helping to preserve Town as a regional agriculture center.

This rich history of settlement during the colonial era, growth around the mill industries, active participation in the abolitionist movement, and rapid growth during the industrial revolution is reflected in the architecture of the community. Historic buildings, sites, and farms are bountiful in Greenwich and play a vital role in establishing the community's culture.

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. 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 potential funding opportunities that could be pursued to encourage or support preservation and revitalization efforts.

TOWN DESIGNATED HISTORIC DISTRICTS/BUILDINGS

While home to many historic structures, there are only five historic districts/buildings in the Town that are listed on the State and/or National Register of Historic Places.

In the hamlet of Battenville, there is a cluster of three designated historic districts, including the childhood home of Susan B. Anthony. The historic structures comprising the three districts were all constructed in the early 1800s and collectively add to the distinct charm and character of Battenville.

Greenwich District School No. 11 is the most recent Town addition to the State and National Register of Historic Places (2020 and 2021, respectively). The historic school was recently restored and converted to residential use.

The Old Champlain Canal historic district, which runs from Waterfront to Whitehall, NY, traverses the western edge of the Town of Greenwich, generally along Route 4. The portion of the Canal that is within the Town is minimally visible from the public right-of-way.

NATURAL RESOURCES

RIVERS & STREAMS

The Town of Greenwich is bordered by two major rivers: the Battenkill to the south, and the Hudson to the west. The Battenkill River 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 Town and Village. The Battenkill is known nationally for its brown trout fishing. Within the Town, access to the Battenkill is limited in the Town and Village to four public access points, and continuous travel along this segment is incumbered by the presence of multiple dams.

The Hudson River is a 315-mile river that flows from the Adirondack Mountains to the Upper New York Bay and eventually into the Atlantic Ocean. Like the Batten Kill, the river has been integral to the history of the Town and Village. The Hudson forms the boundary between the Town of Greenwich (to the east) and towns of Northumberland and Schuylerville (to the west). Access to the Hudson is extremely limited. Boat launch sites exist just beyond Town boundaries in the towns of Fort Edward and Schuylerville.

In addition to these Rivers, there are numerous brooks, creeks, and tributaries in the Town and Village, some of which are protected by the NYSDEC (refer to Water Resources map).

LAKES & PONDS

There are three surface water bodies in the Town of Greenwich: Cossayuna and McDougall Lakes and Carters Pond. While there is no public access at Cossayuna and McDougall Lakes, Carter's Pond (and the surrounding Carter's Pond Wildlife Management Area) contains a hand boat launch and is recognized by the NYSDEC as a popular fishing location.

WETLANDS & FLOODPLAINS

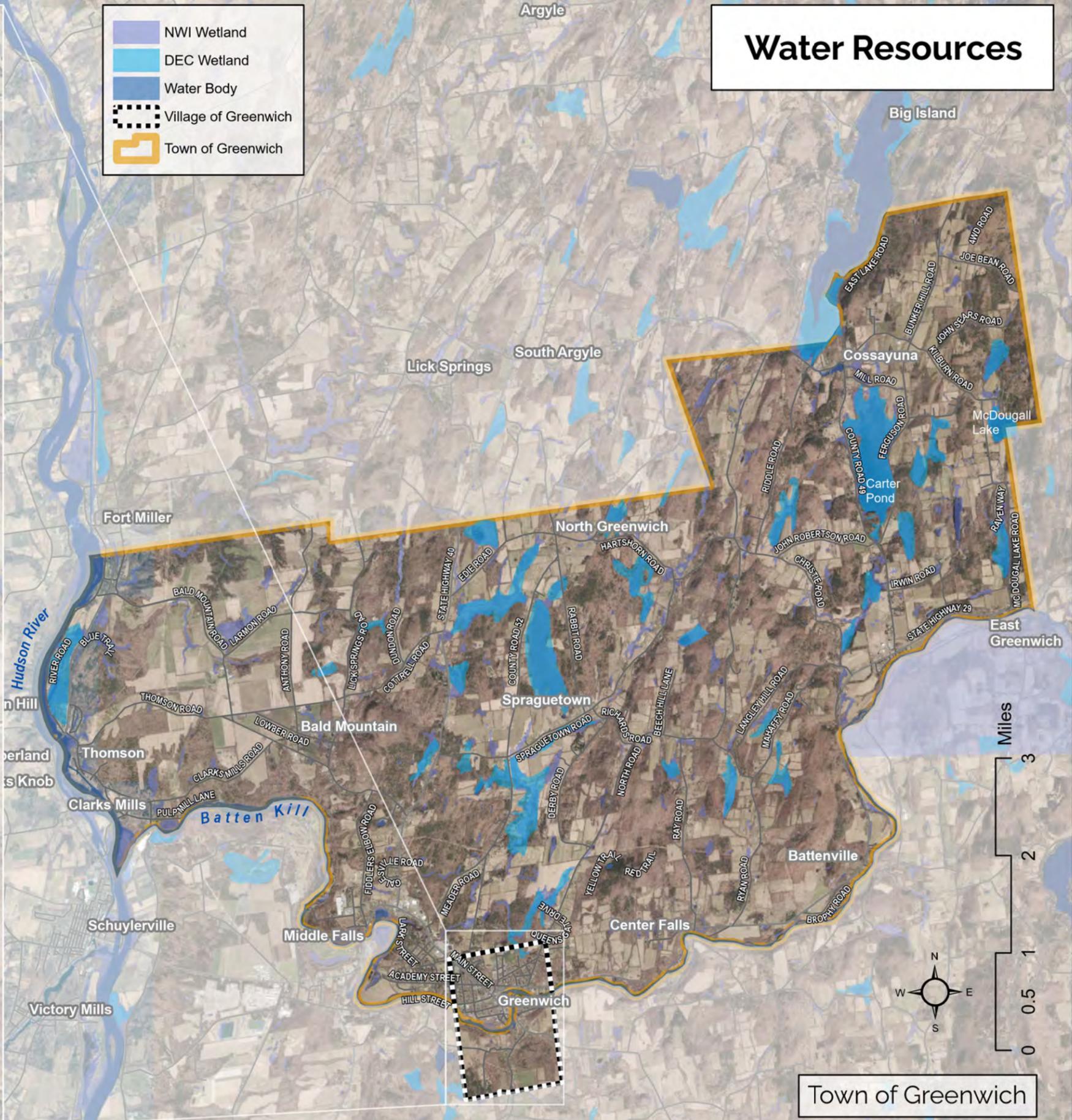
Wetlands are some of the most productive and diverse ecosystems in the world. They provide important habitat for a variety of species, contribute to water quality, and can also act as natural stormwater retention basins. NYSDEC maps wetlands that, along with a 100-foot

Water Resources

- NWI Wetland
- DEC Wetland
- Water Body
- Village of Greenwich
- Town of Greenwich



Village of Greenwich



Town of Greenwich

Gilbert Corners

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. The U.S. Army Corps of Engineers (USACOE) also protects wetlands, irrespective of size, under Section 404 of the Clean Water Act. Most development within National Wetland Inventory (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. The Water Resources map identifies all NYSDEC and NWI-mapped wetlands in Greenwich.

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 Federal Emergency Management Agency (FEMA) has mapped wetlands throughout Greenwich along the waterways described above.

TRANSPORTATION SYSTEMS

ROADWAY NETWORK

Major Roadways

NYS Route 29 (Main Street) is the the most heavily trafficked roadway in Greenwich with over 9,000 vehicles traveling on it daily, over 400 of which are trucks. The roadway is the primary thoroughfare of the Village and runs along the southern edge of the Town. NYS Route 29 generally consists of two travel lanes with speeds ranging from 30 to 45 mph and travels primarily east-west along the Town's southern border and through the Village.

NYS Route 40 is the second most utilized thoroughfare in the Town with over 6,000 vehicles traveling on it daily, over 400 of which are trucks. NYS Route 40 generally consists of two lanes with speeds ranging from 40 to 55 mph and travels north-south through the Town from it's junction with NYS Route 29 northwest of the Village.

The NYS Route 29 and Route 40 junction is a roundabout which 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.

US Route 4 also carries a significant amount of traffic with just under 4,000 vehicles traveling on it daily, nearly 300 of which are trucks. Route 4 runs adjacent to the Hudson River on the Town's western border before crossing the river into the Town of Northumberland in Saratoga County.

Other Roadways

Most other roadways within the Town and Village are low volume residential streets that serve two-way traffic. Meader Road is a rural roadway that is often used as a connector between NYS Route 29 and County Road (CR) 52/North Greenwich Road, which runs parallel to NYS Route 40. County Road 49 runs north-south through the eastern portion of the

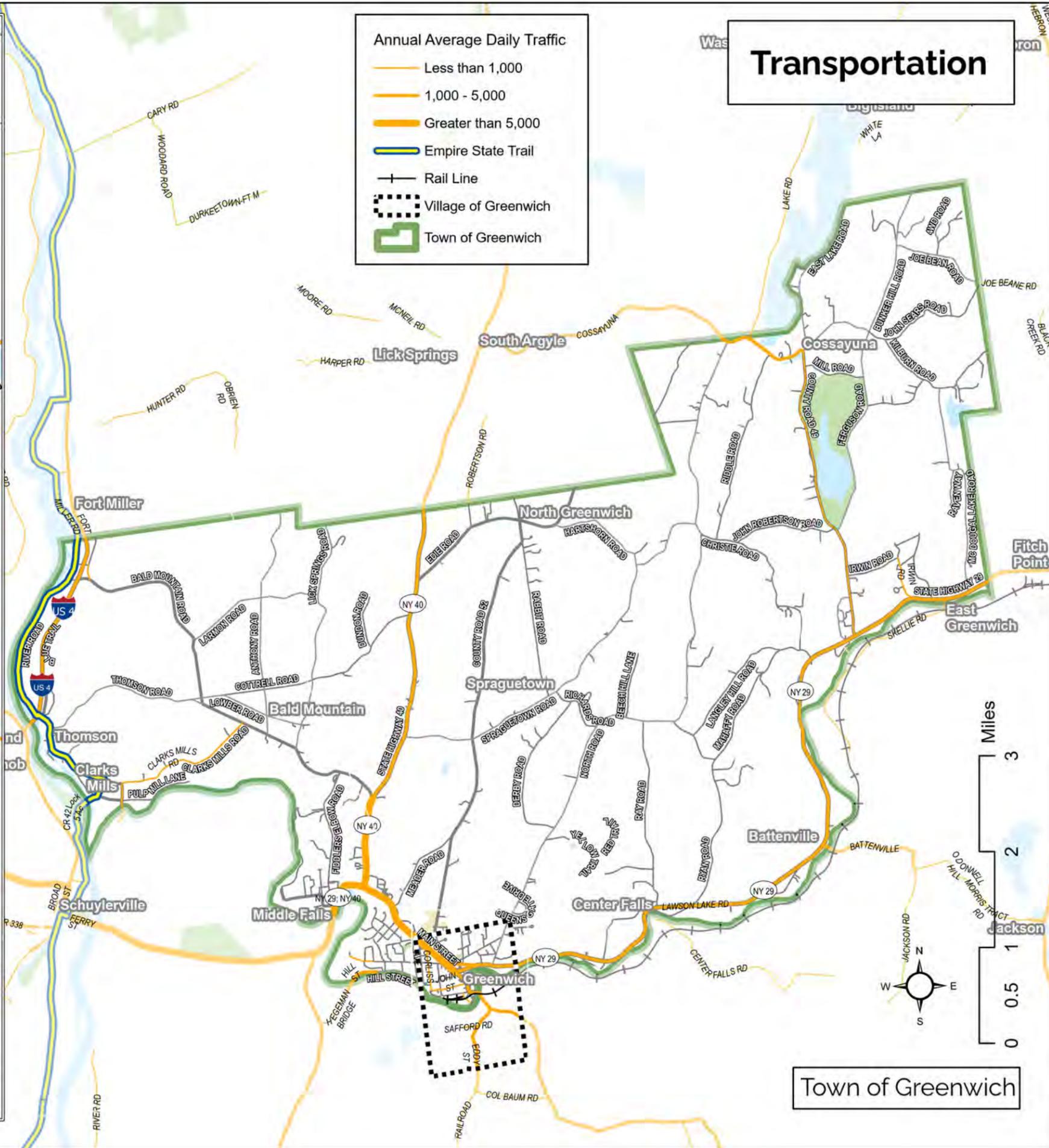
Transportation

Annual Average Daily Traffic

- Less than 1,000
- 1,000 - 5,000
- Greater than 5,000
- Empire State Trail
- Rail Line
- Village of Greenwich
- Town of Greenwich



Village of Greenwich



Town of Greenwich



Town, eventually veering west and connecting with NYS Route 40 in the Town of Argyle. Within the Village, 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.

RAIL

A rail line runs along the southern border of the Town and Village, generally between the roadway and the Batten Kill River. The rail line is currently owned by Batten Kill Railroad and was originally part of the Greenwich and Johnsonville Railway, which opened in 1870. A rail yard for the Batten Kill Railroad is located within the Village.

PEDESTRIAN & BICYCLE FACILITIES

The Village is generally pedestrian friendly: most roadways have sidewalks, and crosswalks are provided at key intersections. Sidewalks extend out along NYS Route 29 from the Village into the Town's hamlet of Middle Falls, providing pedestrian connectivity to the supermarket and other commercial uses found along the corridor. Limited pedestrian infrastructure is found in other Town hamlets.

The Empire State Trail runs along the Town's western border making the Town a stop along the State's 750-mile bike route. The trail travels north to the Canadian border and South to New York City or the trail's east-west junction near Albany. The underutilized rail line along the Batten Kill River is identified as a "Potential Trail Corridor" in the NYS OPRHP's final Statewide Greenway Trails Plan (released in April 2021). Additionally, US Route 4 is identified by New York State as part of NYS Bike Route 9 and many of the Town's low traffic rural roads are well suited to accommodate confident recreational riders.

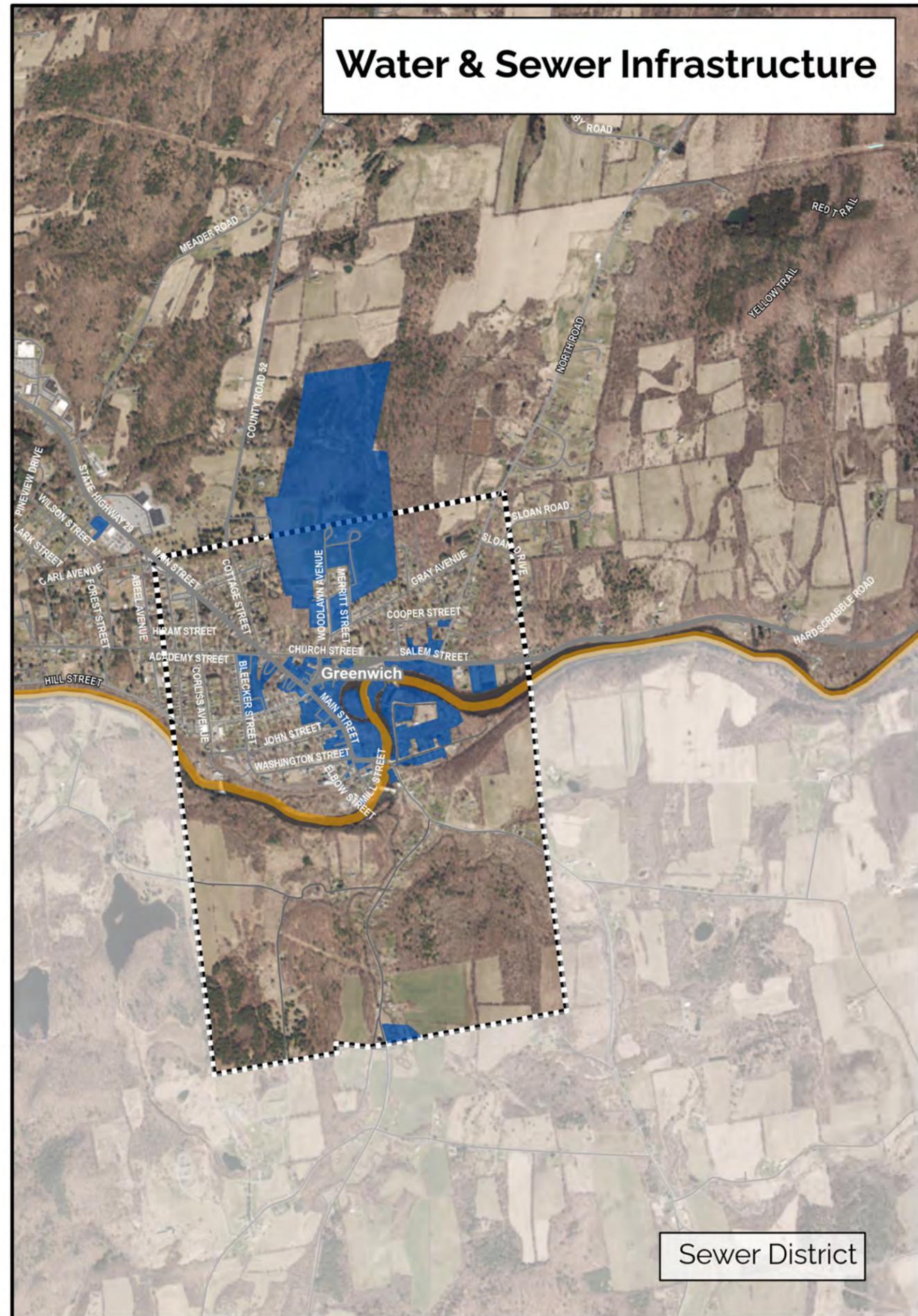
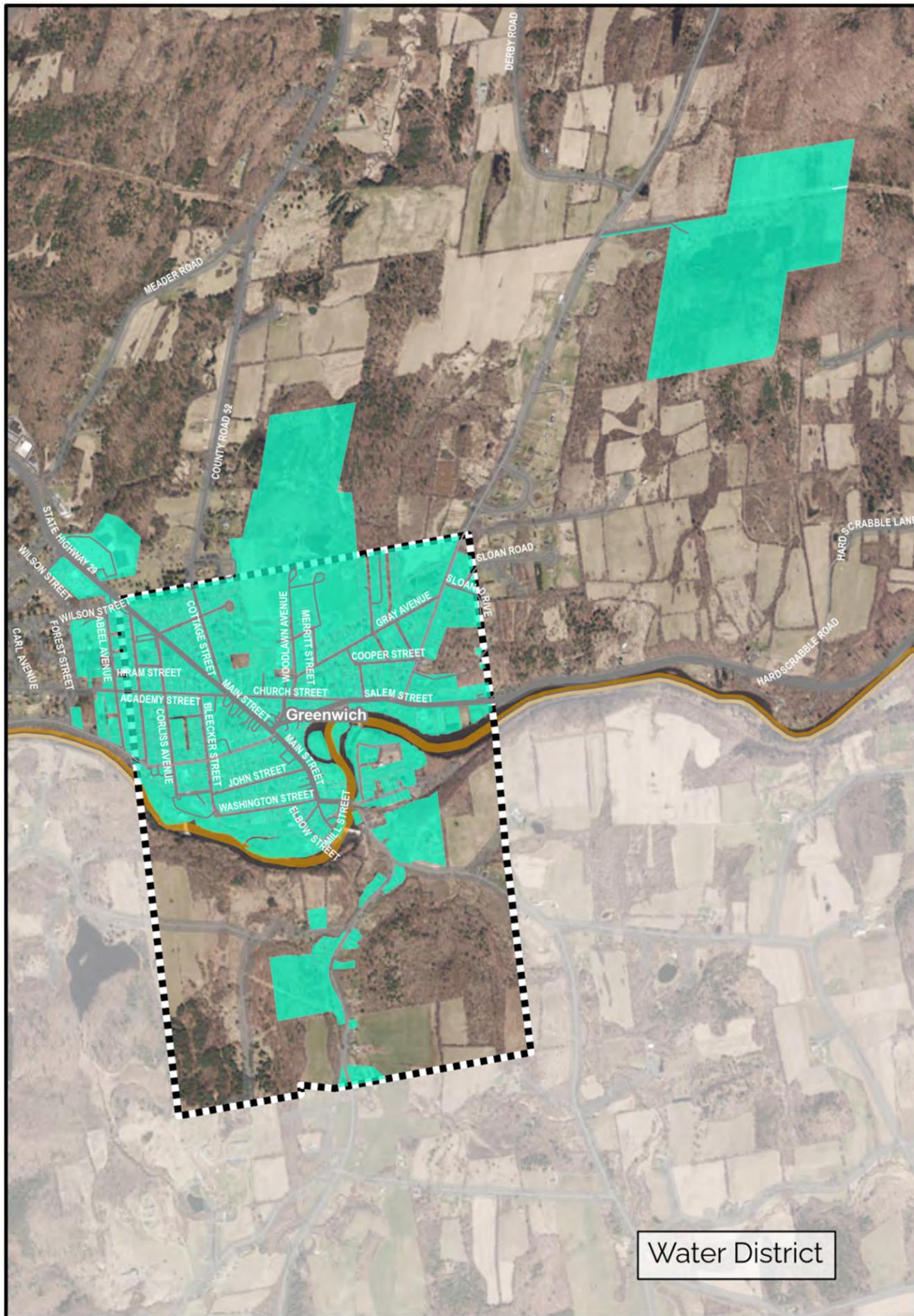
INFRASTRUCTURE

WATER

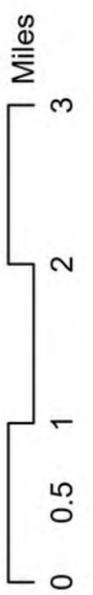
The Village has a public water system that services the entire Village and a small portion of the Town of Greenwich. The Town does not have a public water system, with all properties that are not served by the Village's public water system, relying on individual wells.

The 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



-  Village of Greenwich
-  Town of Greenwich
-  Septic System
-  Public/Commercial Water Access
-  Public/Commercial



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. The Town recently completed a feasibility study to determine potential expansions of the water system along NYS Route 29 towards its intersection with Route 40.

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.

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 most parcels located on the east side of the Battenkill. The Greenwich Central School (GCS) 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.

The Village is currently proceeding with the design phase for a new, higher capacity wastewater plant, while seeking funding for construction. The current plant is reaching the end of its functional life.



**APPENDIX B
ADVISORY COMMITTEE MEET-
INGS**



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
-

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 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



TOWN OF GREENWICH COMPREHENSIVE PLAN

9.27.22 DRAFT MEETING NOTES

Project Number: 2221123.02

Location: Teams
Date: September 27, 2022
Time: 6:00 PM

	Name	Company/Representing
Attendees:	Jim Nolan	Supervisory, Town of Greenwich
	Maria Robinson	Trustee, Village of Greenwich
	Sarah Tuttle	ZBA Member, Village of Greenwich
	Pete Veale	Business Owner, Village of Greenwich
	Norabelle Greenberger	LaBella Associates
	Kyle Hatch	LaBella Associates

Meeting Scope: Review Community Profile, Plan for Public Events/Engagement

Discussion:

A review of the Community Profile took place:

- Norabelle mentioned that the community profile primarily serves as a baseline analysis to guide further discussion.
 - Specific areas of focus with stakeholders that can add context to what the data tells us.
- Demographics:
 - Norabelle pointed out that 2020 Decennial Census data is now available which provides newer data than what was reviewed in the Revitalization Plan.
 - There was a discussion of population decline in the Village
 - Committee member noted that a few prominent apartment buildings have been converted to short term rentals. Wondering if that is impacting population in the Village.
 - Committee member also noted the changing trends in age cohorts. Unclear if older people are leaving or younger people are coming. Declining median age doesn't line up with other area trends.



- Committee member mentioned her neighbors who are seniors have left the Village due to the lack of affordable senior housing.
 - Committee member requested data on race/ethnicity distribution, educational attainment be added, and additional infographics.
 - Committee member mentioned wanting details on Amish population increase. Large families but children aren't going to the school districts – need to understand how to pull these populations out of the overall population stats to understand these details.
 - Provided local stakeholders that work with the Amish population and may be able to help us find information.
- Land Use:
 - It was noted that residential development has been taking place on agricultural land
 - Committee member requested pie chart/graphic of land use changes
 - A discussion on how vacant property is defined occurred. Determined that vacant lands may contribute to rural aesthetic, but preserving agricultural lands is priority.
 - A discussion of solar development impacts to agricultural lands took place. It was noted that the projects currently in development will largely meet the Town/Village's capacity.
 - Committee member wants to see appropriate solar development take place – ag lands or vacant lands that aren't being used efficiently, proper screening and aesthetic preservation.
 - *Small scale community solar development?*
- Agriculture: It was noted that agriculture in Greenwich goes beyond just active farming and it really serves as a regional agricultural hub with strong ties to community culture and character.
 - Can many regional stakeholders be brought together in Greenwich to promote synergy among ag/food
 - ASA has conserved ~27,000 acres of agricultural lands – how much of that is within the Town of Greenwich.
- Committee member requested that all graphics/maps be labeled with a title
- Parks & Recreation:
 - Opportunities to develop a “recreation hub” on the western border of the Town. Leverage the Empire State Trail, Hudson Crossing Park, water access, etc.
 - Why is the Town Beach no longer used as a beach?
 - Sand erosion
 - Geese led to Health Department closure requirement
 - Town study of Town Beach – Supervisor will provide
- Community Services: It was noted the only community service that's lacking are senior support services. Committee member suggested combining youth and senior services at the same location.
- Historic Resources: It was noted that there are opportunities to expand designated historic sites and districts. An opportunity to celebrate the community's history more.
 - NYS bought the tavern next to Susan B Anthony's home. Potential expansion of that historic site and additional acquisitions could develop a real historic hub.



- Water Resources: Waterways were mentioned as a community asset. Railway is a major impediment for waterfront access – converting it to a trail or bikeway would be transformational for the waterfront.
 - Non-profit ownership with stated mission for continued use of rail line may be an issue. Outreach to NYS officials is needed.
- Infrastructure: Committee member noted telecom should be included in the infrastructure section.
 - Quality of access is important.
 - Washington County broadband survey was completed – Supervisor to provide data/map
- Norabelle discussed thoughts for future engagement
 - Want to avoid survey and planning fatigue from previous planning work
 - Outreach to students about their vision for their future in Greenwich is an opportunity
 - We'll need to coordinate with the school to make sure we meet their requirements and can maximize attendance.
 - Building usage request can be completed online
 - Likely the gym, library, or cafeteria space.
 - Target the week after elections but before Thanksgiving.
 - Discussions can focus on specific topic areas where there are information/feedback gaps
 - Neighborhood specific meetings once recommendations begin to come together
 - Supervisor noted we will need to consider weather/timing – hard to hold meetings in winter.
 - Second phase will take place late winter/early spring so there is time to narrow talking points and hear back on pending grant funding opportunities.
 - Will need to promote events in local papers, bulletin boards, social media, library, etc. Potential to promote meeting at polling location for upcoming election?



ITEM	ACTION ITEM	OWNER
1	Schedule public event with school (week of Nov. 14)	LaBella/Maria
2	Provide feedback on Community Profile	Committee
3	Integrate feedback/comments on Community Profile	LaBella
4	Provide broadband study & Town Park study	Supervisor
5	Confirm if event can be posted at polling places	Supervisor

Meeting Adjourned: 7:15 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 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

TOWN OF GREENWICH COMPREHENSIVE PLAN

2.7.23 DRAFT MEETING NOTES

Project Number: 2221123.02

Location: Greenwich Town Hall

Date: February 7, 2023

Time: 6:00 PM

	Name	Company/Representing
Attendees:	Jim Nolan	Supervisor, Town of Greenwich
	Pamela Fuller	Mayor, Village of Greenwich
	Tom Graves	Councilman, Town of Greenwich
	Maria Robinson	Trustee, Village of Greenwich
	Bill Tompkins	Chair, Town of Greenwich Planning Board
	Sarah Tuttle	ZBA Member, Village of Greenwich
	John Mattison	Capital Tractor
	Norabelle Greenberger	LaBella Associates
	Kyle Hatch	LaBella Associates

Meeting Scope: Review of past engagement work; discussion of agriculture, housing, and build out analysis.

Discussion:

- Norabelle kicked off the meeting at 6:05 by reviewing the agenda for the night
- Norabelle reviewed the work that has been done since the last committee meeting
- Kyle led a discussion on agriculture issues, opportunities, and goals
 - Limited access to information is a concern
 - Some pressures reducing number of farms include residential pressures and aging out farmers
 - Mid-size (3-6-acre) farms are under most pressure. Too small to be profitable, but too large to farm on their own.
 - Transition from farming typically visible with hayfields ceasing being cut before it is converted to residential



- Assessment rates for farms have increased to ~\$2,500/acre. High costs leading to more leasing of land from both small and large farms. Bigger return on investment when leasing. Lease rates have been going down.
- Potential role of CCE to develop formal program to connect farm owners with leasers. Potential for ASA to be involved.
- Opportunities to dive into: Amish (selective in the land they want to purchase), horse farmers (how come not as prevalent?), new downstate farmers, and farmers looking to lease land
- Solar pressures are a contentious issue. Can enable farmers to keep farming (offset costs by leasing less farmable land)
- Access to broadband/internet an issue
- Greenwich FFA is an asset/best program in the State
- Large farms have most of the specialized services on-site; higher paying jobs with benefits. However, much of the unskilled labor on the farms employs migrants who don't get those same benefits
- Sharing employees not viable given overlapping harvest dates, etc.
- Agriculture Goals:
 - Preserve agriculture as a core component if the local culture and economy.
 - Promote agricultural conservation.
 - Create an agricultural services information hub.
 - Mitigate impacts of solar development by promoting agrivoltaics, screening, and other measure.
- Norabelle led a discussion on housing issues, opportunities, and goals
 - Largest concern or focus is on maintaining the character and aesthetic that is already here
 - Apartments of 8+ units are undesirable while townhouses were supported
 - Area most desirable for development is Middle Falls/Route 29 in Town, and Village
 - Mill Hollow was noted as an area with potential for restoration and increased use in the Village
 - "if someone is going to build something in the Village how can we make sure it's something we want to see?"
 - Design regulations could be implemented in an architectural review step
 - Promote adaptive re-use of existing structures where possible; Inn near Dunbarton site was specifically mentioned
 - Senior housing needs – independent living all the way to assisted living.
 - How can the Town/Village offer land/sites to Saratoga developers to integrate additional units into their system. As an individual moves from independent into assisted needs can they graduate through the system?
 - Future demand – Envision Tomorrow projected a significant need.
 - How many units are currently developed annually? Need to look at codes/permits
 - Housing goals:
 - Develop infrastructure (water/sewer) that will promote density where appropriate



- Increase diversity in housing stock, particularly to support “entry level” homes and young home buyers
- Understand the impacts of short-term rentals on the overall rental market in the Town and Village
- Ensure future development is context sensitive and maintains the character of the community
- Norabelle reviewed the buildout analysis
 - Bald Mountain has the highest development potential while also being the place that residents have said is the least preferable for housing development.
 - Feeling that the only way some of the potential development could happen is an out-of-town developer and investor – there isn't local capacity to develop Bald Mountain area to the extend the buildout analysis shows
 - Water and sewer connections will be the most significant driver of development
 - BOA predevelopment funding available to plan for this.
 - Concerns about lack of public support for water/sewer.
 - A way to limit development in rural/agricultural areas could be to establish a policy of “no new roads” or establish a process to give the Town control over when new roads can be built.
 - Interest in revitalizing Battenville and other hamlets through preservation/conversion of existing buildings rather than new development given roadway constraints
 - Middle Falls is a key area for development – what are the best ways to promote development in that area.
 - Discussed paper road to Fiddlers Elbow (White Feather Farm/Road) as another opportunity area for development in Middle Falls.
 - Need to change assessment category of underutilized properties in this area to incentivize development
- Discussed the Village zoning/future land use map. Most of the focus of past plans has been on the downtown/area to the north of the river. Zoning to the south needs refinement to reflect residential, hamlet, and more agricultural areas. Zoning should align with that in the Town.
- A deeper discussion on establishing a water district took place
 - The Town of Moreau just went through this – it would be helpful to talk to them about lessons learned
 - Discussion of the water supply took place: does the Town create its own water supply (or backup supply), or do they solely contract with the Village to expand

ITEM	ACTION ITEM	OWNER
1	Review previous plan recommendation tables and give feedback/comments	Committee



ITEM	ACTION ITEM	OWNER
2	Conduct stakeholder outreach for infrastructure, and public/community services (senior + youth services)	LaBella
3	Update agriculture, land use, and housing goals and recommendations	LaBella
4	Follow-up agriculture stakeholder outreach	LaBella
5	Prepare draft future land use map	LaBella

Meeting Adjourned: 8:00 PM

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

Kyle Hatch, Planner, LaBella Associates

Norabelle Greenberger, Senior Planner, LaBella Associates

Cc: All Attendees

TOWN OF GREENWICH COMPREHENSIVE PLAN

2.7.23 DRAFT MEETING NOTES

Project Number: 2221123.02

Location: Teams
Date: March 21, 2023
Time: 3:30 PM

	Name	Company/Representing
Attendees:	Sarah Murphy	Greenwich Library Director
	Dawn Slater	Greenwich CSD
	Hudson Logan	Greenwich CSD Student Council, President of Freshman Class
	Jim Mumby	Greenwich Youth Center and Town Councilmember
	Kelly Stephen Eustis	Greater Greenwich Chamber of Commerce
	George Niesz	Greenwich CSD Jr-Sr High School - Principal
	Norabelle Greenberger	LaBella Associates
	Kyle Hatch	LaBella Associates

Meeting Scope: Teen focus group

Discussion:

- Existing programming
 - Library does a weekly "Teen Lounge" which includes board games, movies, listening to music – whatever the teens are feeling up for that evening. Usually anywhere from 3-10 kids. They use Instagram and Facebook, working on setting up a Tik Tok. Flyers in the library also help, as do teen volunteers that spread the word.
 - Q: Does the HS have a newsletter that would promote this? A: The school generally does not have a newsletter focused on community-based initiatives. The school newspaper is published electronically but generally doesn't focus on a calendar of events either. George's view is that when organizations want to advertise something they generally do it themselves.



Ex: if the theater group wants to promote an event, they will do it themselves. Greenwich does not have a marketing or PR person to take on that work.

- Q's for High School Student:
 - How do teens in the community find out what's going on? A: Generally through after school programs, clubs, and word of mouth/social media. A few social media accounts focus solely on things going on in the community.
 - Are you aware of the library teen nights? No
 - Are there ideas for things that students are talking about? An amphitheater or performance space that features students.
 - Would students be willing to go to events at the library? Yes, if the Library can connect with the school to let us know people would probably participate.
 - Any other big ideas? Outdoor activities like hiking clubs, bike riding club, would be popular.
 - Saratoga Shredders.
 - Where are people going to hang out outside of school? Gannon Park for wiffle ball or friends' houses.
 - When is it easiest to get friends together? Either morning or evenings – middle of the day is hard to get parents to drive or conflicting activities.
- What's the process for figuring out new programs and launching them?
 - The stumbling block is always where to host things. An ADA accessible community center would be very helpful to have.
 - Seems like most kids are already busy with after school programs and clubs. Sometimes it seems like the kids are overprogrammed and just need a place to hang out with no expectations.
- From a business standpoint are there discussions about businesses being open in after school hours and catering to the teen demographic?
 - Existing coffee shop is only open Thurs-Sunday and close by 2pm.
 - A lot of businesses are asking "what do teens do?" Availability needs to work for teens while still being profitable and working within a business model.



- What about performances/events? Are people still putting on events?
 - Traditionally concerts in Mowry Park were organized by Lions Club. They shared a packet on how it was done with the Chamber. The Chamber is very interested in getting that started in 2024. Need to secure a sponsor that might be interested in sponsoring a “concert in the park” series.
 - The school used to put on shows with local (high school) bands. Is there still that atmosphere there? Would teens go see their friends perform?
 - The music program is very robust and there are a lot of student musicians. There's a challenge of turning that interest into a “cool” concert series that teens will show up to.
 - Culture of music and arts in Greenwich that could be leveraged for street festivals.
- 90% of students are involved in some after school activity, but the 10% that are not still desperately want to be involved in something and connect with other teens.
- Would it be logistically feasible to use the school's auditorium for movie nights? There's no theater in Town.
 - Would need to be approved by Superintendent. Would need to consider logistically how the school space would be used by the public. Who does cleanup? Who is responsible if something gets damaged?
- Big theme is the need for teen buy-in. They need ownership/leadership roles to really be interested.
 - Library has licensing rights and could help with access to movies. Teens could help select what movies are shown.
 - Space behind the library or school athletic fields could be used for outdoor screening.
 - Concern that older teens have a rebellious streak and targeting them is very difficult.
 - Younger kids have difficulty with transportation access. Makes timing difficult.
 - Both waterfront parks are underutilized and could also serve as a location.
- Chamber idea: \$2,500 licensing fee to start National Lemonade Day – there is no other community in NYS doing it. Combination of municipality, students/school, and local businesses coming together.
 - <https://lemonadeday.org/>



- Incorporate neighboring communities. Creates a competition for kids/students to run roadside stands. Partners kids with a local business leader and teaches them business skills. Chamber would be willing to assist in making it possible.
- Fosters relationships between school, students, and businesses and helps kids find new paths into the workforce.
- Workforce development and GCSD
 - 40-60% any year on the college track
 - 30-50% of kids into a 2-year school, trade program, or directly into workforce.
 - Greenwich is a hub for entrepreneurship, small business, ag/family businesses. FFA and business teachers do a great job promoting this.
 - There could be a lot of positive feedback from kids and parents that see other paths. Tie it into lemonade day idea.
- What other ideas do people have?
 - Need for a place for pickup basketball – just a place to hang out. There are courts in Gannon Park but the baskets are damaged. No lighting there either.
 - Skatepark or a public pool
 - Café, food court, someplace with outdoor dining near a local hang out spot
 - Better bike paths or trail connections to get around town. Seating in the park – there's no place to sit right now. General placemaking.
 - Lots of people driving to Halfmoon or Queensbury for indoor athletic facilities. Would an indoor facility be feasible in Greenwich? Maybe near/at the Fairgrounds?
 - Middle schoolers love dances, they'll come once a month.
 - Disc golf courses – there's one at Christ the King.
 - Cornhole and backyard games are a good way to let people casually hang out while doing something mildly competitive.
 - Multiple cornhole tournaments hosted at the school and it attracts a wide spectrum of students every time.
- Favorite idea heard
 - Lots of consensus for indoor athletic.
 - Cornhole tournament would be fun, easy – low hanging fruit



- Skatepark being overlooked. Would be a great 3rd place and it inherently has an atmosphere that it's not intended for adults (which is good for attracting teens).

Meeting Adjourned: 4:45 PM

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

Kyle Hatch, Planner, LaBella Associates

Norabelle Greenberger, Senior Planner, LaBella Associates

TOWN OF GREENWICH COMPREHENSIVE PLAN

4.4.23 DRAFT MEETING NOTES

Project Number: 2221123.02

Location: Greenwich Town Hall

Date: April 4, 2023

Time: 6:00 PM

	Name	Company/Representing
Attendees:	Jim Nolan	Supervisor, Town of Greenwich
	Pamela Fuller	Mayor, Village of Greenwich
	Tom Graves	Councilman, Town of Greenwich
	Maria Robinson	Trustee, Village of Greenwich
	Bill Tompkins	Chair, Town of Greenwich Planning Board
	Sarah Tuttle	ZBA Member, Village of Greenwich
	John Mattison	Capital Tractor
	Norabelle Greenberger	LaBella Associates
	Devin Bulger	LaBella Associates

Meeting Scope: Review of future land use map including land use, housing, and agriculture recommendations; summary of Teen Focus Group meeting; update on Village Park Task Force group; discussion regarding initial approach to a Spring public event.

Discussion:

- Norabelle kicked off the meeting at 6:05 by reviewing the agenda for the night.
- Norabelle reviewed the Future Land Use map. The Future Land Use map illustrates different areas and features within the Town and Village and captures opportunities, issues and recommendations related to the respective areas.
- The first area reviewed was the Village.
 - Discussed the opportunity to rezone the underutilized, industrial zoning along the Village to allow mixed uses along the Battenkill, especially within the Dunbarton property, including compatible light industrial uses.



- A discussion ensued about the difference between industrial and commercial uses with Norabelle providing definitions and different example uses. It was generally agreed that allowing light industrial uses is desirable while ensuring that proper tools are in place to prevent heavy industrial uses incompatible with the mixed-use goals of the site.
- Opportunities to ensure compatible development along Main Street were discussed. Form based code was identified as a potential approach for restricting undesirable auto-oriented uses without being overly prescriptive about allowed uses. Norabelle provided a description of how form-based code is implemented.
- Discussed the recommendation in the Village residential core for updates to zoning that would allow accessory dwelling units and barn conversions. Several in the group commented that the accessory uses, whether dwelling or home-based businesses, are already commonplace in the Village. Formalizing through zoning would help regulate the uses and give property owners more confidence to make investments new construction or conversions.
- South of the Battenkill, which currently has the same zoning as the residential core, Norabelle discussed modifying the zoning to agricultural and hamlet districts similar to the Town. The committee agreed with this approach.
- The Middle Falls/Route 29 Mixed-Use Corridor was discussed next.
 - Middle Falls development is consistent with the BOA goals and was the highest score on the 11/15 Housing Development survey.
 - *Note: The Middle Falls/Route 29 survey score was 3.24 out of a possible high score of 4 for very positive.*
- The Residential Transition Zone recommendations were reviewed next with no comments or discussion.
- The Waterfront Industrial areas were reviewed next. This topic area led to a deeper discussion of several existing industrial sites.
 - The old Stephen and Thompson Mill was identified as a site that has a lot of attractive qualities and is zoned industrial. This property lies along the east bank of the Battenkill behind the Essity factory in Middle Falls and enjoys wonderful views of the falls and river. It is a Brownfield site. Phase 1 and 2 Environmental studies have been completed at the site. Substantial debris and scrap material still exist on the site.
 - The Anthony Mill property, in Battenville, is beset by a lot of the same conditions and issues. As it is a smaller property and more constrained by neighboring properties, it likely has less development value.
 - The Georgia-Pacific property, in Thompson, between Rte-113 and the Hudson River, was also mentioned within this group of former industrial sites. It was discussed as the property that likely has the most development potential because of the topography, road access and location relative to neighboring properties.
 - It was noted that there should be a recommendation to look at these industrial sites in a systematic way, to bring funding, study and general interest towards the sites. EPA and Hudson River Greenway funding were mentioned as potential sources to explore.



- The Parks and Recreation topic was reviewed next with no comments or discussion. The summary of the Village Task Force was saved for later in the agenda.
- The Rural Agriculture Core was discussed next.
 - General sentiment that residential pressures are greater than solar pressures.
 - Solar arrays and their impact on agriculture were discussed. The committee discussed different applications of solar in Greenwich and Easton. In general, most solar is being installed in locations that are not tillable and have low or no impact on agricultural land. There are arrays that have been sited on good, tillable land. Using a supplemental tool like requiring Agricultural Plan as part of a solar special use permit application or referencing or incorporating elements of the Washington County Agricultural and Farmland Protection Plan could strengthen the community's ability to ensure that solar is available to landowners as a tool and source of revenue, without negatively impacting or eliminating productive farmland.
 - Norabelle highlighted the Transfer of Development Rights (TDR) ordinance recommendation. She described the approach to the group and how it is being applied in the Town of Stillwater and Wilton.
 - The general feeling was that the mechanism was probably too sophisticated for Greenwich's current needs. While development pressure has potential to grow, it has not reached a level that would generate enough fees to pay for administration and the additional fees could discourage development even in areas of the Town and Village where it is desired. Some communities will instead employ a Purchase of Development Rights program.
 - Referring to the Additional Recommendations document, which supplements the Future Land Use Map, a general discussion around local capacity occurred. For a recommendation like promoting agritourism and recruiting more local food enterprises, there was a question around which entity or community members would have the capacity to carry out that type of recommendation. It was suggested that the language around many of these programmatic recommendations be modified to use words like "collaborate" or "community regularly with the County" as they are likely initiatives that would be handled at the County level. Norabelle also raised the idea of creating a plan implementation committee that is responsible for carrying recommendations forward after the Comprehensive Plan is adopted.
- Historic Hamlets were discussed next:
 - It was generally noted that for most hamlets in the Town there is limited land available for further development or increased density. Hamlets would generally benefit more from some restoration funds. It was discussed whether Washington County or the Homefront Corporation still had any existing funds to support those efforts.
 - The hamlet of Thompson and Clarks Mills was mentioned as a potential exception to the other hamlets in terms of development. The Georgia Pacific land, the wooded areas yet to be developed, further growth in existing areas of development and the Hudson River Park, create the opportunity for modest growth, as compared to other hamlets. It was noted that an effort should be made to engage with



residents in that area of Town to learn more about their needs and vision for the future.

- Norabelle reviewed other topics included in the Additional Recommendations document.
- Under the Housing topic:
 - Senior housing was discussed. Feedback from senior housing developers was that there is an impression that Greenwich does not have enough senior housing demand. It was suggested to work with the County to assess the county wide need for senior housing versus only the need in Greenwich as that total demand would likely be more significant and therefore attractive to developers.
 - Discussed the different forms of senior housing – those with senior support services, those that have age restrictions, those that are built to be amenable to senior needs but without a specific designation or restriction.
- Under the Infrastructure topic:
 - It was noted that Washington County Planning is working on providing Greenwich specific data on broadband coverage and access. Currently, there has only been access to county and state level data.
 - Norabelle surfaced two items from the Town's 2004 Comprehensive plan – private water and sewage disposal systems in Cossayuna and Middle Falls and surveying wells in Cossayuna and Bald Mountain as well as private sanitary sewage disposal systems in Cossayuna and Middle Falls.
 - It was generally felt that both items could be excluded from this plan.
- Under Community and Public Service:
 - Norabelle shared minutes from a Teen Focus Group meeting on 3/21/2023. Participants included youth and adults representing a diverse mix of community groups. It was a good conversation and a helpful connection point for participants.
 - Discussed the regional public transportation system. It was generally noted that there is not enough population to support a dedicated route. A smaller shuttle sponsored by CDTA or a coalition of businesses might find a market. Sherwood Medical used to have a bus that ran between Argyle and Greenwich to transport employees. "We have the workers, not the jobs." What is the profile of the worker that would use the service?
- Under the Parks and Recreation topic:
 - Norabelle shared information on the formation of a Village Park Task Force committee. The committee met for the first time on 4/4/2023. The committee members are Cliff Oliver, Susan Arena, Meghan Davis, Jason Easton, John Peck, Shannon Snyder, Dortha Casey and Sarah Tuttle.
 - Funding from the Adirondack/Glens Falls Transportation Council will create a Town/Village bike and pedestrian connectivity plan. The timeline was open-ended – "a few months" – so expected to begin in Fall 2023.
- Spring Public event
 - Discussed the purpose and value of hosting a Spring event at the Town's Riverside Park.
 - It was agreed that the event is a good idea. It is good timing to re-engage the community about progress on the Comprehensive Plan and a good way to get



- community members to the park to raise its awareness and to capture ideas about its future uses specifically.
- There is construction that will likely be occurring around this time. At a Special Meeting of the Town, they finalized bids that will be going out for interior and exterior work. Depending on timing, this could impact the availability of restrooms as they are included in the construction scope of work.
 - May 13th was identified as the best date to schedule the event; the need for a rain date was identified, but no date was selected.
 - Labella will write the Press release, develop flyers and work with the committee on distribution.
 - Labella will develop a more detailed schedule for the event for the Committee's review. In general, a format that includes an overview presentation and then open-house style informational stations is thought to be a good general approach. Having an incentive for people to come was identified - some combination of food and beverage, kids' activities, recreational activities.
 - Outreach to Thompson and Clarks Mills residents was discussed, but not specific plan was decided on.

ITEM	ACTION ITEM	OWNER
1	Create event plan for Spring Event	Labella
2	Develop marketing materials and write Press Release for Spring Event	Labella
3	Share and promote Spring event	Committee

Meeting Adjourned: 8:00 PM

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

Devin Bulger, Planner, LaBella Associates

Norabelle Greenberger, Senior Planner, LaBella Associates

Cc: All Attendees



**APPENDIX C
COMMUNITY PARTICIPATION**



GREENWICH COMPREHENSIVE PLAN

Public Meeting – Public Input Summary

Project Number: 222123.02

Location: GCS Elementary Gym

Date: November 15, 2022

Time: 5:00 PM

Meeting Summary:

The first public event for the Greenwich Comprehensive Plan update was held on Tuesday, 11/15 from 5-7 PM at the Greenwich Central School (GCS) Elementary School gym. The purpose of the meeting was to provide an overview of the Comprehensive Plan process, review preliminary findings, and get public feedback on three core plan topic areas: housing; parks and recreation; and agriculture and open space. Participants were divided into three groups for topic-focused "breakout sessions"; the groups spent 20 minutes at each topic breakout area. The following is a summary of the public feedback from the event, organized by topic area.

Housing

- Short-term rentals (STRs):
 - Participants felt that there were not many STRs in Greenwich, and that they are less of an issue in Greenwich than in other communities because there are no hotels locally that they are impacting.
 - Participants discussed the benefits of STRs to local businesses.
 - Participants were open to a permitting process to better understand and stay ahead of STRs but were not supportive of additional regulations.
- Recent housing development:
 - Participants felt indifferent about recent housing development and did not note any recent development that had a negative impact/they did not like. Participants noted that "there's a lot of room" and everything is being built tastefully.
 - There have been no major subdivisions in the past 20 years; participants discussed one that was never completed and noted that another recent one benefitted from the fact that each building was developed by a different developer so it felt less "cookie cutter."
- Future housing development:
 - Participants universally felt that future housing development should be focused along the Route 29 commercial corridor (close to amenities), with a particular interest in more mixed-use, townhome, apartments, and senior housing along the corridor.



- Extending water infrastructure is needed to support housing development along the corridor.
- Potential for a residential overlay along/adjacent to the corridor to further incentivize residential development.
- Mention of properties behind Sunshine Inn and Hannaford as ideal for additional residential development
- Several participants felt that the Big Lots plaza would be an ideal location for mixed-use infill development.
- Preference for housing to be concentrated/not sprawled throughout the community.
- Participants suggested that, for housing in the Town's rural/agricultural areas, there should be incentives to encourage clustered development to minimize land clearing.
- Interest in encouraging townhouse construction in both the Town and Village.
- The other Town hamlets (Battenkill, East Greenwich, Cossayuna, etc.) are all located along major roadways that are often narrow, making access difficult. Participants did not feel that additional development should be located in the other Town hamlets.
- Accessory Dwelling Units (ADU)
 - Participants were supportive of ADUs, which are currently permitted in the Town but not identified/regulated in the Village code. ADUs/barn conversions should be permitted in the Village.
 - Participants noted the many barns in the Village that could be converted to ADUs but that parcel size constraints limitations in the Village might make it difficult to construct new ADUs.
- Senior Housing:
 - Participants universally felt that senior housing is a high need and stressed the importance of locating them near amenities/services.
- Other:
 - Participant noted that substandard/dilapidated housing in Greenwich exists but is hidden.
 - Participants stressed the need for more rental options/apartments for both seniors and young people moving to the area but noted that the design of the apartments is important.
 - Participants felt that affordable housing is needed for both seniors and families.

Parks and Recreation

- Promoting Existing Resources
 - Most participants were unaware of all the parks and recreational facilities available. The Denton Sanctuary and Livingston Brook Heron Rookery were frequently mentioned as parks that people were not familiar with. Mill Hollow was frequently mentioned as a park that is difficult to find.



- Several participants noted that they were worried about trespassing when visiting some parks due to lack of signage clearly stating that the area was a park and not private property.
- Many participants felt that parks are underutilized due to a lack of awareness, signage, and general maintenance of trails.
- Active Recreation vs Passive Recreation
 - Participants were thankful for the natural beauty at many of the parks but also commented on a lack of active recreational facilities. One participant noted that most parks feel like "underdeveloped forests."
 - Adventure parks, playgrounds, skate parks, and places to roller skate were all mentioned as things people would like to see.
- Waterfront
 - Several participants noted that existing waterfront access points are difficult to find, and many people only know of them through word of mouth. A few participants liked the idea of secrets places for the locals, but some long-time residents that engage in activities on the water were unaware of access points, particularly Mill Hollow.
 - Participants said better maintenance at existing water access points is needed, and additional access points should be added if possible.
 - A few participants supported the idea of building a clean water pool in the river at the former Town Beach to bring swimming back. Many participants agreed that swimming access was a great asset.
 - Water levels on the Battenkill are a concern for many residents that partake in recreation on the water. They suggested an agreement with the dam operator to ensure water does not drop below a certain level would resolve that issue.
- Thunder Mountain
 - Most participants said they would like to keep Thunder Mountain accessible for recreation. Several participants said they go to Thunder Mountain to mountain bike. One participant rides their horse there and noted it is one of the few places they can do that. Several participants hike there.
 - Some participants noted they worry that timber and logging operations may negatively impact recreational opportunities at Thunder Mountain. Some participants seemed open to sharing the space with timber and logging operations if an agreement is in place to maintain recreational access as the site's primary use.
 - A few participants seemed interested in the idea of starting a volunteer organization to help develop and maintain a trail system at Thunder Mountain.
 - A few participants mentioned competing uses on the trails will need to be managed.
- Access and Connectivity
 - Many participants noted that several parks are not accessible without a car.



- Most participants were very interested in developing a trail system to connect parks and recreational areas to each other and the Village downtown. Some examples of connections requested:
 - Pedestrian bridges and connections from Rock Street Park to Main Street
 - A trail from Thunder Mountain to the former beach and general walking/biking access to the former beach
 - Develop a trail on the unutilized railway from the Dunbarton Site to the Empire State Trail and Hudson Crossings Park.
 - Trails or bike lanes connecting the Empire State Trail to Main Street.
- Recreation as an Economic Development Tool
 - Many participants were interested in using recreation to attract visitors, particularly bicycle tourists on the Empire State Trail.
 - Participants noted there are few places for people to spend the night if they are travelling through the area on the trail system. Short term rentals or a hotel were suggested.
 - Several participants mentioned it would be beneficial to have commercial activities like ice cream stands or small shops near recreational areas and trailheads. This would enable people to "make a day" out of visiting recreational facilities in Greenwich.
 - Participants supported the idea of adding branded maps and business directories at popular recreation sites along with branded wayfinding throughout the Town and Village.
 - One participant works at a tourist welcome center in Schuylerville and supported the idea of collaboration to make both communities a destination on the Empire State Trail.
 - Participants noted they didn't think that overcrowding or too many visitors would be an issue if parking at trailheads is managed well. As one participant put it: "bring them on"
- Other
 - Culture – The blue group came to a consensus that Greenwich is full of people that work outside but don't play outside. They were interested in building a culture that supports playing outside.
 - Brownfield sites – a participant noted that brownfield sites may be an opportunity for pocket parks and public spaces. A suggestion of a public space with games and space for small vendor stalls was generally met with support.

Agriculture and Open Space

- Legacy of Farming
 - Where will the next generation of farmers come from? Attracting youth is challenging. Woofing is popular in Europe and may be a way to introduce young people to agriculture. However, this typically performed on small organic farms
 - There is a consolidation of farms, especially noted in Easton.
 - Participants noted that farming is a lifestyle choice.



- Amish farmers are present growing crops, raising livestock, and using sawmills/creating lumber.
- SUNY Adirondack does not offer ag programs, and Cobleskill is the local choice for those pursuing agriculture.
- Economic Viability of agriculture
 - Participants noted the challenge to maintaining the economic viability of farming.
 - Labor shortages
 - Challenges of connecting to markets
 - Fragmentation of farmlands
 - Loss of dairy/grazing lands. There are fewer dairy farms.
 - Farm sizes are shrinking. Large equipment is not always adaptable to the smaller farm sizes.
- Agricultural Lands for Housing
 - Participants discussed the challenges of providing a housing lot(s) for children and family members
 - Are there ways to cluster housing, avoid high value soils, and share resources across landowners?
- Agricultural Lands as Open Space
 - Agricultural lands are the dominant landscape and helps portray the image of Greenwich as farm community.
 - There is a concern about solar impacting the landscape as well as contributing to the loss of agricultural lands.
- Loss of high value agricultural soils/lands is a concern
 - Participants discuss the Town's solar law, which requires protection of highly productive soils
 - There are some ag lands that lay fallow that me be suitable as grazing lands for sheep or other fiber producers. Are they accessible?
 - Land leases are working and several participants lease lands to ag users.
- Greenwich is fortunate to have a wide variety of agricultural uses and a wide variety of support mechanisms for agriculture
 - Agriculture Stewardship Association is active in preserving lands. One of the participants' properties is subject to an ag lease. There is a concern that the program is not adequately funded year to year
 - Cornell Cooperative Extension is active, as is the FFA.
 - Cannabis is appearing locally (Hebron & Argyle?).
 - Fiber and apiary are growing opportunities



- The Greenwich Community is supportive of the agricultural community, celebrating with the Tractor Parade and other functions

Other

- Participant noted the need for the Comprehensive Plan to evaluate existing infrastructure and recommendations for improvements/expansions.
- Participant noted the need for the Comprehensive Plan to provide economic development recommendations and also discuss the implications of cannabis-related businesses.



GREENWICH COMPREHENSIVE PLAN

Student Workshop Summary

Project Number: 222123.02

Location: GCS High School Media Center

Date: November 15, 2022

Time: 8:10 AM

Workshop Summary:

Representatives of LaBella Associates facilitated a visioning workshop with Greenwich High School AP Politics students. The workshop began with a brief presentation describing the planning field and the Comprehensive Plan process. The class then broke into four facilitated groups for focused discussions on Greenwich's strengths and weaknesses and what their vision for the future of Greenwich. A representative from each group presented key takeaways to the class. The workshop wrapped up with a discussion of "SWOT" analyses. A summary of the strengths, weaknesses, opportunities, and threats the students identified is provided below.

Strengths:

- Safe
- Strong sense of community
- History/historic buildings on Main Street
- Nice place to grow up
- Local events (Whipple City, Halloween Parade, Tractor Parade)
- School system
- Library
- Small town feel
- Parks
- Well-maintained homes
- Hiking and natural areas

Weakness

- Lack of businesses/restaurants
- Empty underutilized buildings



- Not much to do/places to go (need to leave for them)
- Lots of auto parts stores
- Infrastructure/road quality (outskirts + Main Street potholes), and slow to fix
- Lack of diversity in local business types
- Narrow roads/parking on both sides of Main Street making driving difficult/unsafe
- Sidewalks in poor condition
- Difficulty for small businesses to survive
- Not very dog friendly (no dog parks)

Opportunities

- More activities for younger people/teens (single-screen movie theater, bowling alley, local basketball court, or cafe)
- Better advertise/mark parks
- Swimming pool at the YMCA
- Invest in the park system
- Businesses marketed to young people
- Off-street parking (& remove parking on Main to have more space for vehicles)
- Former Greenwich Town Beach (improving accessibility & programming – food trucks? Concerts?)
- More community events
- Dog park
- Streetscape improvements at southern end of Main Street & in Mill Hollow

Threats

- Larger trucks coming into Greenwich/downtown
- Big box stores
- Too expensive to move back to
- Speeding vehicles



TOWN OF GREENWICH COMPREHENSIVE PLAN

Public Feedback on the Greenwich Comprehensive Plan Draft Recommendations

Project Number: 2221123.02

Introduction

Comprehensive Plan initial recommendations were presented at a public meeting held at Greenwich's Hudson River Park on May 13th, 2023, and feedback on those recommendations was gathered through an engagement activity. Subsequent to the public meeting, a public survey containing the same recommendations was shared with the public. Responses to the survey are summarized in this memo, as well.

Event Summary

Twenty-one people signed the sign in sheet. Several more were in attendance that did not sign the sign in sheet. A brief presentation was made by Norabelle Greenberger of LaBella Associates providing attendees background on the purpose of a Comprehensive Plan, planning activities that had been performed to-date, activities to come, and instructions for how attendees would be participating in the feedback portion of the event. Before the group transitioned to the feedback activity, a few attendees had questions about what level of environmental due diligence was performed on the Greenwich Hudson River Park site before the Town purchased the property or would be performed before the Town made further investments in the property.

The feedback portion of the event involved attendees circulating among six 2' x 3' boards that attendees could provide feedback on. The boards were a Future Land Use Map, a map of Greenwich's Hudson River Park, and boards that presented tables of the Draft Recommendations, organized by Topic Areas – Housing, Agriculture, Infrastructure, Land Use and Zoning, and Additional/Miscellaneous. The tables listed the current recommendations and invited attendees to indicate whether they “Strongly Support, Generally Support, or Do Not Support” the recommendation and provided a space for people to write comments or questions regarding each recommendation.¹

¹ These responses were manually entered into the Survey Monkey survey so that all responses - online or in-person - are collected in one spot and can be analyzed and presented in the aggregate.



Three LaBella Associates consultants – Norabelle Greenberger, Devin Bulger, and Kyle Hatch – were available to answer questions or provide greater context to the maps and recommendations.

The consultants note that there was some confusion as to which recommendations and future land use map elements applied to Village only, Town only, or both. Some attendees were also unfamiliar with certain terms like agrivoltaics, PILOT agreements, form-based code, and some were unfamiliar with the “previous park plans” that was referenced on the “Additional Recommendations” board. Another attendee noted that clarification is needed in the recommendations regarding the three school districts and more than one library district.

Additional comments or questions that were directed to the consultants and did not appear in written comments were:

- Walkability was mentioned by several attendees, both within the Thompson and Clarks Mills hamlets generally and to and from the Hudson River Park specifically. Creating access to Dix Bridge and Hudson River Crossing on the riverside was mentioned. One attendee noted that they thought there as some old, existing sidewalk infrastructure in Thompson that is overgrown.
- The nearby property of the former Georgia Pacific site was also raised by several attendees. Some noted that it is already informally used for walking trails and could be a further extension of the Hudson River Park. Others noted its potential for commercial and/or residential development. There were some safety concerns expressed about the property's existing conditions given some of the prior uses.
- Others also noted the potential for repurposing the railroad lines that parallel the property. Rail bikes or biking and walking trails were mentioned. It was also commented that this could provide another purpose for the Park as an entry point to those potential rail uses.
- Regarding agrivoltaics, one attendee noted the need to allow waivers/flexibility so that Town and Village Code doesn't limit technology advances that further support the technology's development, for example height restrictions. They noted that beef cattle represent the best case for agrivoltaics, not sheep.

Feedback on the Hudson River Park map covered many different ideas and topic areas. Most responses focused on ideas for recreational or educational activities that could be made available at the Park, while others focused on the historical significance. The following is a collection of responses and notes that people added to the Hudson River Park map at the public event:

- Several attendees noted that the property is the only access to the Hudson that the Town has and accessed for greater access to the water.
- Suggested activities/programming included:
 - Basketball, tennis, bocce, and volleyball courts, using the former classroom for art classes and a pottery kiln, installing osprey rest tops and other attractions that



attract birds and birders, swimming pool with lessons, overnight camping with tent rentals, and snow mobile access.

- General park amenities were also indicated, such as picnic tables, grills, a picnic pavilion and a playground so that the site feels more like a park and starts to be used more like a park.
- Several attendees also noted the proximity to the Empire State Bike Trail and the opportunity to develop the park as a resting stop, connection point, bathroom stop, and a basic bike repair/maintenance station.
- Several attendees expressed a desire for more signage – a welcome sign that better identifies the entrance, signage through the park that assist visitors with wayfinding, historical signage marking the significant locations on the site, and signage to mark the park boundaries so that visitors don't encroach on neighbors' properties. Better signage to promote and identify the Empire State bike trail was also noted.
- Several attendees notes that the existing classroom building could be rented for indoor/outdoor events or used as a public meeting space for groups.
- People indicated historically significant features of the site, including Fort Burnet which was indicated to be an outpost from 1721-1730s, Governor Dix's farm, and the Adirondack School.
- Attendees sketched an overlook dock on the bank of the Hudson and indicated it as both a scenic overlook and fishing location.
- One note raised the prior uses and/or existing conditions that could be a concern and should be further investigated, including: FEMA flood plain, glass factory, bus garage, the potential for toxic materials underground, and wastewater run-off.
- One note said to sell the property.

Survey Monkey Feedback Summary

A Survey Monkey survey was created that mirrored the same recommendations that were presented at the public engagement event. The survey was posted to the Town and Village websites and shared to their respective Facebooks pages. The survey was live from May 16th to May 31st. The online survey garnered 68 responses; an additional 17 responses from the 5/13 event were entered manually for a total of 85 responses that are represented in the following summary.

In the aggregate, the Infrastructure category received the highest overall support in terms of the number of recommendations that received high "Strongly Support" responses and low "Do Not Support" responses. The Land Use and Zoning topic area received the most even distribution of responses, with the highest select of "Generally Support" among all topic areas. This gravitation towards the median could either be a reflection of general indifference on topics that are perceived to have an indirect and intangible impact on people (as opposed to



Infrastructure) or confusion and lack of understanding about what the implications for these recommendations mean as they are the most technical in nature.

The table below indicates those recommendations for each topic area that received the highest percentage of “Strongly Support” responses and highest percentage of “Do Not Support” responses. Of note, question 46 – “Continue to provide high quality rapid response fire, rescue and public services” – had the highest overall “Strongly Support” percentage of any recommendation; question 4 – “Create a short-term rental permitting system to monitor their expansion so they do not eliminate available housing stock” – received the highest overall “Do Not Support” percentage of any recommendation.

Recommendation Area	Highest Strongly Support	%	Highest Do Not Support	%
Housing	Q3: Ensure that rental housing stock is well maintained and in compliance with state building codes	55.56%	Q4: Create a short-term rental permitting system to monitor their expansion so they do not eliminate available housing stock.	40.85%
Agriculture	Q14: Support Comfort Food Community's efforts to grow the local Food and Farm Hub	55.7%	Q16: Encourage the County and other local and regional agricultural organizations to provide additional education on agrivoltaics.	21.92%
Infrastructure	Q22: Work with the County to ensure broadband and internet access to support residents and businesses.	68.83%	Q20: Improve communication to the public on planned infrastructure improvements and repaving projects.	5.26%
Land Use and Zoning	Q34: Ensure protection of the Battenkill by incorporating waterfront buffers into the Village Zoning Code	51.39%	Q33: Update the Village's waterfront zoning to allow mixed-use development including allowing select light industrial uses.	30.99%
Additional Recommendations	Q46: Continue to provide high quality rapid response fire, rescue and public safety services.	76.71%	Q49: Work with County and regional partners to explore opportunities for a regional public transportation system	33.78%



As reflected in the table above:

The survey also provided an opportunity for the public to provide comments on specific recommendations and general comments. Following are some of the most often cited comments. It should be noted that attendees of the in-person public event had the opportunity to submit their responses on-line, as well, so their opinions and perspective may be captured twice.

- Confusion about which recommendations are Village specific, Town specific, or shared were expressed in online comments. It was also pointed out that a Town resident could share their opinion about a Village recommendation, but would ultimately not have a say in whether the recommendations are adopted by the Village. Note: the survey did not ask respondents to indicate whether they were Town or Village residents.
- Questions about how certain recommendations would be paid for were raised by several respondents. Several were strongly opposed to any recommendations that would raise taxes and several expressed concerns with a perceived dependency on grant money.
- Questions and comments about whether the Village and Town should be engaged in certain activities, especially those activities that are more business oriented were expressed in relation to several recommendations. This may indicate the opportunity to clarify what recommendations the Village or Town will ultimately "own" and what recommendations are a general community expression whose implementation will be owned by other entities.
- A few respondents commented that the questions were too vague to respond to while others complained that the survey was too long. This points to the challenge of conveying complex, future oriented information in a way that gives those who want it enough information to feel like they are making an informed decision without overwhelming and, thereby, disengaging others. Including visual representations of the types of developments and/or features will be a useful aid in the Plan and the Plan assets (power point, etc.). For example, pictures of water buffers or light industrial uses in the Plan will likely be as useful, if not more so, than exhaustive written definitions.
- Public link to summarized Survey results: https://www.surveymonkey.com/results/SM-0kGImh996mQ3F9t03V9RDA_3D_3D/

TOWN OF GREENWICH COMPREHENSIVE PLAN

8.28.23 MEETING Summary

Project Number: 2221123.02

Location: Greenwich Town Hall

Date: August 28, 2023

Time: 6:00 PM

	Name	Company/Representing
Attendees:	Jim Nolan	Supervisor, Town of Greenwich
	Pamela Fuller	Mayor, Village of Greenwich
	Maria Robinson	Trustee, Village of Greenwich
	Bill Tompkins	Chair, Town of Greenwich Planning Board
	John Mattison	Capital Tractor
	Norabelle Greenberger	LaBella Associates
	Devin Bulger	LaBella Associates

Members of the public: Three members of the public were also in attendance: Tom Duffy, Cathy Brown, Rich Bittner

Discussion:

- The hearing was opened at 6:00 p.m. Supervisor Nolan opened the meeting by welcoming the public, recapping the Comprehensive Planning process, noting the extensive public engagement throughout the planning process, and highlighting the importance of the plan to charting the Town and Village's future. Mayor Fuller then offered opening remarks on behalf of the Village of Greenwich. She noted that the Village has never had a Comprehensive Plan - only a Visioning plan that did not cover as many aspects of the Village's current conditions and future goals. She also highlighted how the Comprehensive Plan is creating the vision and guidance for updates to the Village zoning that will follow. The Village's zoning laws are outdated and followed an "off-the-shelf" template that the State provided. The laws do not reflect the current Village context or support the future development goals of the Village. Finally, Mayor Fuller dedicated the Comprehensive Plan to Kyle Vandewater and noted that Kyle has long been an advocate for the Village



undertaking a Comprehensive Plan and specifically advocated for a joint Comprehensive Plan between the Village and Town because of the shared needs and resources between the two municipalities.

- Norabelle presented a slide show summarizing the Comprehensive Plan and key recommendations that came out of the planning process.
- The public hearing was opened, with all public attendees offered the opportunity to provide comments or ask questions.
- A question was asked regarding the recommendation to align zoning in the transitional areas between the Town and Village. The questioner asked whether there was a specific example that highlighted the need for this. There is not, currently, a specific property that highlights the need for this – the recommendation is more of proactive and preventative in nature. There are properties in Greenwich that straddle the Town and Village lines. The recommendation will ensure that those properties are not subject to contradictory or incompatible zoning because the laws will be consistent. There are also examples from other municipalities where there are abrupt transitions from farmland to multi-family housing units, as one example. This recommendation would prevent that by aligning zoning in those transitional areas.
- A question regarding the zoning recommendations for the Dunbarton Mill site was asked. The site is currently zoned for industrial uses. The recommendation suggests updating zoning to allow for mixed uses, including light industrial uses. The public was referred to the Greenwich Revitalization Plan for additional details related to the potential development of the site.
- Supervisor Nolan commented that a Comprehensive Plan sets the vision, but it does not make the recommendations happen. The next step will be to convene an Implementation Committee and to begin breaking down the recommendations into 3 – 5 year Strategic Plans. This phase of action will begin to prioritize, assess costs and feasibility, and create a plan of action for accomplishing the recommendations. It was generally noted that Greenwich is in a good position regarding implementation. BOA pre-development funding will provide the resources for the Town and Village to act on zoning updates and to perform the necessary engineering studies for water and sewer expansion to be prepared for 2024 grant funding cycles. The infrastructure components of the BOA process will be acted on immediately and are already in process. The zoning updates cannot begin until the Comprehensive Plan is adopted and will likely begin later in 2023.
- A suggestion from the public was made to explore private partnerships whereby anchor businesses or new businesses co-sponsor key development projects as a way of investing in the community. The speaker noted several such partnerships they are aware of in other communities.
- A general conversation regarding solar farms ensued. It was noted that the Town of Greenwich does have large-scale solar zoning laws with farmland protections in place. The recommendation in the plan would strengthen those by formalizing agriculture plans and updating the PILOT agreements to be in line with the current guidance from NYSERDA's solar PILOT calculator. It was noted that the proposed Boralex project exceeds current Town requirements because of the voluntary Ag plan it includes. The recommended action would formalize this approach for any future solar projects. Additionally, it was noted that the percentage of prime farmland cited in the plan needs to be updated from



25% to 20%. It was also requested that the map of transmission lines be included as a Figure or Appendix item to highlight that there are few areas in the Town and Village suitable for additional major solar development because of the lack of access to transmission lines.

- A general conversation regarding housing development and desirable density ensued. It was pointed out that development could be regulated by restricting the construction of new roads. Currently, the pace of development is controlled by restricting the number of permits that can be issued in a year, which acts as a deterrent for major development projects. Certain approaches and incentives were discussed, including promoting cluster subdivisions. It was noted that the recommendation regarding hamlet zoning needs to be updated to exclude Middle Falls because that hamlet is suitable for more development and greater density.
- The public hearing was closed at 6:55 p.m. It was requested that any edits or additions from the Advisory Committee be submitted to LaBella by Friday, 9/1/2023. An updated Comprehensive Plan will then be provided to the committee by the following Friday, 9/8/2023.

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 dbulger@labellapc.com within five business days of issuance.

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

Devin Bulger, Planner, LaBella Associates

Norabelle Greenberger, Senior Planner, LaBella Associates

Cc: All Attendees

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**APPENDIX D
IMPLEMENTATION MATRIX**

IMPLEMENTATION STRATEGY

Recommendation	Lead Organization	Partner Organizations	Reference Plan	Resources
Land Use & Zoning				
Update the Town and Village zoning for consistency with the Future Land Use Map	Town & Village	Town Planning Board Town ZBA Joint Housing Task Force (to be created) Private developers	Greenwich Revitalization Plan	NYSDOS BOA Pre-Development NYSDOS Smart Growth Community Planning and Zoning Grant
Update the zoning along Route 29, including modifying site plan guidelines and modifying parking requirements to encourage mixed-use pedestrian-oriented development and explore expanding the Route 29 mixed-use area further into Middle Falls	Town	Town Planning Board Town ZBA Joint Housing Taskforce (to be created) Private developers	Greenwich Revitalization Plan	NYSDOS BOA Pre-Development NYSDOS Smart Growth Community Planning and Zoning Grant
Update Town zoning to clarify and strengthen agricultural protections, while enabling landowners to build new farm workforce housing	Town	Town Planning Board Town ZBA	Greenwich Comprehensive Plan (2004) Greenwich Revitalization Plan	NYSDOS Smart Growth Community Planning and Zoning Grant
Consider updating the Town's solar regulations to require agricultural plans and update the PILOT agreement amount to current standards	Town	Town Planning Board Town ZBA	Greenwich Revitalization Plan Washington County Agricultural and Farmland Protection Plan	NYSDOS Smart Growth Community Planning and Zoning Grant
Modify Town hamlet zoning to increase the flexibility of permitted uses and encourage the conversion of existing buildings, while exploring opportunities for new housing construction in Middle Falls, Thomson, and Clarks Mills.	Town	Town Planning Board Town ZBA	None	NYSDOS Smart Growth Community Planning and Zoning Grant
Consider modifying the Town's zoning in the transitional area outside of the Village boundaries to encourage additional residential development that is compatible with the neighboring zoning districts.	Town	Town Planning Board Town ZBA Village Planning Board Village ZBA	Greenwich Revitalization Plan	NYSDOS BOA Pre-Development NYSDOS Smart Growth Community Planning and Zoning Grant
Consider adopting design guidelines and modifying permitted uses along the Village's Main Street to ensure new development is context sensitive and pedestrian oriented.	Village	Village Planning Board (to be created) Village ZBA	Greenwich Revitalization Plan	NYSDOS BOA Pre-Development NYSDOS Smart Growth Community Planning and Zoning Grant
Update Village's core residential area zoning to reflect current conditions	Village	Village Planning Board (to be created) Village ZBA	Greenwich Revitalization Plan	NYSDOS BOA Pre-Development NYSDOS Smart Growth Community Planning and Zoning Grant
Update the Village's waterfront zoning to allow mixed-use development, including allowing select light industrial uses.	Village	Village Planning Board (to be created) Village ZBA	Greenwich Revitalization Plan	NYSDOS BOA Pre-Development NYSDOS Smart Growth Community Planning and Zoning Grant NYSDOS LWRP NYSERDA Carbon Neutral Community Economic Development (Category B)
Establish an agricultural zoning district in the largely rural, agricultural areas in the southern half of the Village	Village	Village Planning Board (to be created) Village ZBA	None	NYS BOA Pre-Development NYSDOS Smart Growth Grant
Ensure protection of the Battenkill by incorporating waterfront buffers into the Village Zoning Code	Village	Village Planning Board (to be created) Village ZBA	Greenwich Revitalization Plan	NYSDOS BOA Pre-Development NYSDOS Smart Growth Community Planning and Zoning Grant NYSDOS LWRP NYSERDA Carbon Neutral Community Economic Development (Category B)
Establish a Village Planning Board	Village		None	
Promote additional Historic Resource designation in the Town hamlets to further protect their historic character	Town	NYS State Historic Preservation Office	None	NYSOPRHP Historic Preservation Program Gratz Preservation Services Fund Preserve NY

Infrastructure				
Prioritize establishing a Town Water District along the Middle Falls/Route 29 Mixed-Use Corridor Area to allow additional development	Town & Village		Greenwich Revitalization Plan	NYSDEC MS4 NYSEFC EPG NYSESD NYSDEC WQIP NYS EFC Water Infrastructure Improvement Grants NBRC
Extend public sewer to the former Dunbarton Mill site to facilitate site redevelopment	Village		Greenwich Revitalization Plan	NYSDOS BOA Pre-Development NYSESD Market New York NYSDEC BCPCDBG Infrastructure NYS EFC Water Infrastructure Improvement Grants
Continue to repair, replace, and expand pedestrian infrastructure to address handicapped accessibility and safety.	Town & Village	NYSDOT A/GFTC Town Planning Board Village Planning Board Property Owners	Greenwich Revitalization Plan Greenwich Mainstreet Streetscape Plan	NYSDOS BOA Pre Development NYSDOT TAP, STIP A/GFTC TIP NY Main Street Program
Repair and replace ADA-Non-Compliant pedestrian infrastructure	Town & Village	NYSDOT A/GFTC Town Planning Board Village Planning Board Property Owners	Greenwich Revitalization Plan Greenwich Mainstreet Streetscape Plan	NYSDOS BOA Pre Development NYSDOT TAP, STIP A/GFTC TIP NY Main Street Program
Seek funding to fill sidewalk gaps along Route 29/in the Middle Falls hamlet.	Town	NYSDOT A/GFTC Town Planning Board Village Planning Board Property Owners	Greenwich Revitalization Plan Village of Greenwich Main Street Streetscape Plan	NYSDOS BOA Pre Development NYSDOT TAP, STIP A/GFTC TIP NY Main Street Program
Reduce the posted speed limit along Route 29 as approaching the Village to 30 MPH	Town		Greenwich Revitalization Plan	None needed
Improve communication to the public on planned infrastructure improvements and repaving projects	Town & Village	511NY, Washington County "Notify Me"	None	NYSDOT TAP, STIP A/GFTC TIP ClearGov Public Planning Tools
Work with the County to ensure broadband and internet access to support residents and businesses	Town & Village	Washington County LCLG Regional Planning Board	ECC Broadband Availability and Adoption Toolset Program for Washington County Forward Together Economic Resiliency Plan	NYS Connect All Office
Support additional EV charging infrastructure	Town & Village	Washington County	Forward Together Economic Resiliency Plan	NYSEG EV Charging Stations Program NYSDOT National Electric Vehicle Infrastructure program NYSERDA Charge NY
Integrate sustainable practices into Town and Village operations, building renovations, energy use, waste handling and other areas	Town & Village	NYSERDA	Forward Together Economic Resiliency Plan	NYSERDA Clean Energy Communities NYS DEC Climate Smart Communities NYSERDA Carbon Neutral Community Economic Development NYS CDBG Public Infrastructure, Facilities, Planning
Housing				

Work with the County to identify County-wide senior housing needs and opportunities for local senior housing	Town & Village	Washington County LCLG Regional Planning Board	Washington County Housing Assessment and Supportive Housing Action Plan Forward Together Economic Resiliency Plan	None needed
Prioritize provision of senior housing in future housing development projects, through updates to code standards that encourage greater accessibility within new development or incentives for providing age-restricted units	Town & Village	Washington County	Washington County Housing Assessment and Supportive Housing Action Plan Forward Together Economic Resiliency Plan	None needed
Ensure that rental housing stock is well maintained and in compliance with state building codes	Town & Village	Washington County	Greenwich Comprehensive Plan (2004)	None needed
Consider creating a short-term rental permitting system to monitor their expansion so they do not eliminate available housing stock	Town & Village	Washington County	None	None needed
Establish a joint Town/Village housing task force	Town & Village		None	None needed
Seek out and promote funding for residential home rehabilitation and repairs.	Town & Village	CDBG USDA NYS State Historic Preservation Office Washington County Habitat for Humanity	Washington County Housing Assessment and Supportive Housing Action Plan Forward Together Economic Resiliency Plan	NYS HCR NY Mainstreet Program NYS HCR Affordable Housing Corporation NYSESD Restore NY NYS CDBG Housing Activities S/NR Rehabilitation Programs
Work with the County and other housing advocacy organizations to provide landlord education regarding long-term rentals	Town & Village		None	None needed
Allow accessory dwelling unit and barn conversions in the Village to increase the diversity and supply of local housing	Village		Greenwich Revitalization Plan	None needed

Farmland & Agriculture

Create a local agricultural resources webpage on the Town website to educate property owners on programs and financing available for agricultural landowners and operators	Town	Cornell Cooperative Extension Washington County Agricultural Stewardship Association Comfort Food Community	None	None needed
Encourage the County to collaborate with Cornell Cooperative Extension to develop a program to help match agricultural landowners with agricultural operators for leasing opportunities	Town	Cornell Cooperative Extension Washington County Agricultural Stewardship Association	Washington County Agricultural and Farmland Protection Plan	None needed
Find a structure or partner for a permanent home for the Greenwich Farmers Market	Town & Village	Greenwich Chamber Property Owners	Local Food, Local Places	NYS ESD Market NY NYS Ag & Markets USDA Rural Development
Support Comfort Food Community's efforts to grow the local Food and Farm Hub	Town	Comfort Food Community Cornell Cooperative Extension Hudson Valley Agribusiness Development Corp	Local Food, Local Places Greenwich Comprehensive Plan (2004) Washington County Agricultural and Farmland Protection Plan	NYS ESD NYS Ag & Markets USDA Rural Development
Coordinate with the County to promote agritourism, including developing additional you pick and agritourism assets and educational opportunities and recruiting more local food enterprises	Town	Washington County Cornell Cooperative Extension Hudson Valley Agribusiness Development Corp	Washington County Tourism Economic Impact Study and Strategic Plan Local Food, Local Places Washington County Agricultural and Farmland Protection Plan	ESD Market NY I Love NY Matching Funds

Parks & Recreation

Implement the community-supported vision around previous park plans	Town & Village	Battenkill Conservancy NYSDOS NYSOPRHP Hudson River Valley Greenway	Battenkill Riverside Park Master Plan Greenwich Revitalization Plan Statewide Greenway Trails Plan North Road Pedestrian Connector Study	NYSDOS LWRP NYSOPRHP EPF NYSDOS BOA Pre-Development
Continue to Enhance the Battenkill Riverside Park	Town	Battenkill Conservancy NYSDOS NYSOPRHP Hudson River Valley Greenway	Battenkill Riverside Park Master Plan	NYSDOS LWRP NYSOPRHP EPF NYSDOS BOA Pre-Development
Develop a Community-Supported Vision for the Hayes Reservoir improve connectivity and access consistent with the North Road Connector Study	Town & Village		North Road Pedestrian Connector Study	
Implement the Greenwich Revitalization Plan's vision for enhanced waterfront open space	Village		Greenwich Revitalization Plan	NYSDOS LWRP NYSDOS BOA Pre-Development
Improve programming at the Hudson Riverside Park to increase utilization	Town			NYSDOS LWRP
Increase promotion and awareness of existing parks and recreation facilities, through signage and online resources	Town & Village		Battenkill Riverside Park Master Plan Greenwich Revitalization Plan Statewide Greenway Trails Plan North Road Pedestrian Connector Study	NYSDOS LWRP NYSOPRHP EPF NYSDOS BOA Pre-Development
Community Services & Events				
Support increased collaboration between the Chamber and the School District to support the trades and local job opportunities	Town & Village	Greenwich Chamber of Commerce Greenwich Central School Washington County Workforce Development Board Greenwich Youth Center	N/A	None needed
Work with the School, Chamber, Youth Center, and Library in developing and promoting youth and teen activities	Town & Village		N/A	None needed
Continue to provide high quality, rapid response fire, rescue and public safety services	Town & Village	GFD MFFD CFD Washington County	N/A	
Explore opportunities for long-term support of the Greenwich Youth Center	Town & Village	Greenwich Youth Center	N/A	None needed
Continue to explore programming, partnership and funding opportunities for rehabilitation, optimization, and reuse of Town Hall and Village Hall	Town & Village	Village Hall Task Force Greenwich Chamber Greenwich Youth Center NYSOP	N/A	NYSDOS BOA Pre-Development Preserve NY NYSOPRHP Historic Preservation Program Gratz Preservation Services Fund
Work with County and regional partners to explore opportunities for a regional public transportation system and maximize local transportation resources	Town & Village	A/GFTC CDTA LCLG Regional Planning Board DOT Greenwich Interfaith Battenkill Community Services	N/A	Federal 5311 Public Transportation in Nonurbanized Area Program
Collaborate with neighboring communities, the County, local non-profits, and churches to provide more activities for senior citizens and overcome barriers to accessing those activities	Town & Village	Greenwich Interfaith Battenkill Community Services Comfort Food Community Greenwich Free Library Washington County Office for the Aging The Cambridge	N/A	None needed