

**REDC REGION: Capital District** [NYS-CapitalDist@esd.ny.gov](mailto:NYS-CapitalDist@esd.ny.gov)

**PROGRAM APPLYING FOR: NY Forward Round 1**

**MUNICIPALITY NAME: Town of Greenville**

**DOWNTOWN NAME: Greenville Business District**

**COUNTY NAME: Greene County**

**APPLICATION CONTACTS:**

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## GEOGRAPHIC AREA AND JUSTIFICATION

Greenville NY, located in Greene County, is a rural town nestled in the foothills with the Catskill Mountains to its west, and the Hudson River to its east. With majestic views of the mountains, beautiful golf courses, plentiful green spaces, well-established resorts, and budding cultural scene, it is an undiscovered jewel with enormous potential. Settled in 1771, **rural Greenville has a population of about 3,700, with about 1,350 households living in 38.9 square miles.**

**How Area Selected:** The Town has worked in collaboration with the non-for-profit Community Partners of Greenville (CPOG) and a wide range of community residents to put forth the case for a NY FORWARD grant. Our application focuses on bringing together two distinct business areas in the hamlet of Greenville that are about 1 mile from each other. One area is the older downtown that has a few burgeoning businesses, vacant storefronts, and mixed-use buildings noticeably in need of repair. The other area is a shopping plaza, with a grocery store as its anchor, and other variety shops, as well as several vacant retail spaces. In between these two business districts is the Town Hall, post office, library, a historic building designated as a community/cultural center, a large school district, and 160-acre park with walking, running, and mountain biking trails. Working with community residents through surveys, meetings, and Facebook comments, and with numerous town and county officials and service organizations, a Greenville Business District, which is 1 mile by 1.5 miles and includes the intersection of State Routes 32 and 81, was identified as the geographic area of our proposed district.

### STRONGEST ASSETS IN GBD

30-minute commute to Albany

Greenville School District offering IB degree option and solid workforce development record

Three banks, post office, convenience stores

Two Parks, one having more than 100 acres

Exciting new summer concert series

Recent additions of a restaurant, coffee and handmade goods store, and other service businesses.

Two pharmacies.

Historic buildings, including Prevost Hall

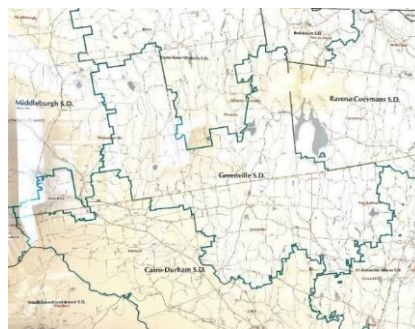
Beloved local library with broadband access

Child care options

Active community groups in the area including American Legion, Community Partners of Greenville, Greenville Rotary, two churches.

Surrounded by a long-established resort community and golf courses.

The GBD is a perfect fit for the new NY Forward Grant designed to support NY's smaller and rural communities with a focus on hamlets and villages. Greenville's concentrated residential and business area is at the crossroads of State Routes 32 and 81. Heavy traffic results from commuters to and from Albany and visitors to the northern Catskills. Additional traffic results from



residents of the 11 towns included in the Greenville School District as they

interact with the school and stay to shop or eat in Greenville. Above is a regional map that shows the breadth of the school district across parts of eleven rural towns in Greene and Albany counties.

**Why Ready for Development:** Greenville has done its major infrastructure development. As the result of major zoning changes and a \$10 million in water, sewer and sidewalk investments, the GBD has developable properties that will propel Greenville toward the Town's Comprehensive Plan goals. As shown in the graphic to the left (prepared by a real estate firm), shows the surrounding area has solid economic underpinnings. In addition, the Greenville School District in the GBD is an anchor employer with its extensive athletic complex and its academic IB program is unique in the county.

#### FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.8495/-74.0781

Tops Plaza Greenville, NY		5 mi radius	10 mi radius	15 mi radius	20 mi radius
POPULATION	2020 Estimated Population	14,992	87,533	219,663	336,544
	2025 Projected Population	14,616	85,505	217,685	333,944
	2010 Census Population	15,678	90,286	225,707	344,584
	2000 Census Population	16,229	89,711	218,858	333,658
	Projected Annual Growth 2020 to 2025	-0.5%	-0.5%	-0.2%	-0.2%
	Historical Annual Growth 2000 to 2020	-0.4%	-0.1%	-	-
HOUSEHOLDS	2020 Estimated Households	6,394	36,981	90,117	134,712
	2025 Projected Households	6,419	37,083	91,364	136,596
	2010 Census Households	6,338	36,104	87,452	130,328
	2000 Census Households	6,351	35,095	83,707	123,357
	Projected Annual Growth 2020 to 2025	-	-	0.3%	0.3%
	Historical Annual Growth 2000 to 2020	-	0.3%	0.4%	0.5%
AGE	2020 Est. Population Under 10 Years	9.0%	8.8%	9.1%	9.2%
	2020 Est. Population 10 to 19 Years	10.2%	11.5%	12.0%	12.0%
	2020 Est. Population 20 to 29 Years	10.7%	14.2%	14.8%	13.8%
	2020 Est. Population 30 to 44 Years	17.5%	16.7%	16.9%	17.4%
	2020 Est. Population 45 to 59 Years	22.2%	19.8%	19.7%	20.4%
	2020 Est. Population 60 to 74 Years	21.7%	19.6%	18.6%	18.7%
	2020 Est. Population 75 Years or Over	8.7%	9.5%	8.9%	8.6%
	2020 Est. Median Age	46.0	43.4	42.2	42.5
	2020 Est. Male Population	48.8%	48.1%	48.3%	49.1%
MARITAL STATUS & GENDER	2020 Est. Female Population	51.2%	51.9%	51.7%	50.9%
	2020 Est. Never Married	29.4%	35.9%	36.8%	34.8%
	2020 Est. Now Married	45.0%	40.3%	40.3%	42.6%
	2020 Est. Separated or Divorced	19.4%	17.2%	16.4%	16.5%
	2020 Est. Widowed	6.1%	6.6%	6.4%	6.1%
INCOME	2020 Est. HH Income \$200,000 or More	9.5%	8.8%	8.6%	10.3%
	2020 Est. HH Income \$150,000 to \$199,999	8.8%	7.5%	7.3%	7.9%
	2020 Est. HH Income \$100,000 to \$149,999	20.1%	16.7%	16.7%	18.0%
	2020 Est. HH Income \$75,000 to \$99,999	16.0%	13.2%	13.5%	13.6%
	2020 Est. HH Income \$50,000 to \$74,999	17.2%	17.8%	17.8%	16.9%
	2020 Est. HH Income \$35,000 to \$49,999	9.3%	10.5%	10.4%	9.9%
	2020 Est. HH Income \$25,000 to \$34,999	5.8%	7.9%	7.6%	7.2%
	2020 Est. HH Income \$15,000 to \$24,999	5.4%	7.5%	7.3%	6.6%
	2020 Est. HH Income Under \$15,000	7.9%	10.0%	10.8%	9.5%
	2020 Est. Average Household Income	\$101,941	\$91,850	\$91,969	\$99,141
	2020 Est. Median Household Income	\$84,116	\$73,051	\$72,100	\$78,491
	2020 Est. Per Capita Income	\$43,876	\$39,244	\$38,218	\$40,233
	2020 Est. Total Businesses	497	4,938	11,233	15,397
	2020 Est. Total Employees	3,312	47,654	109,363	146,161

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Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography

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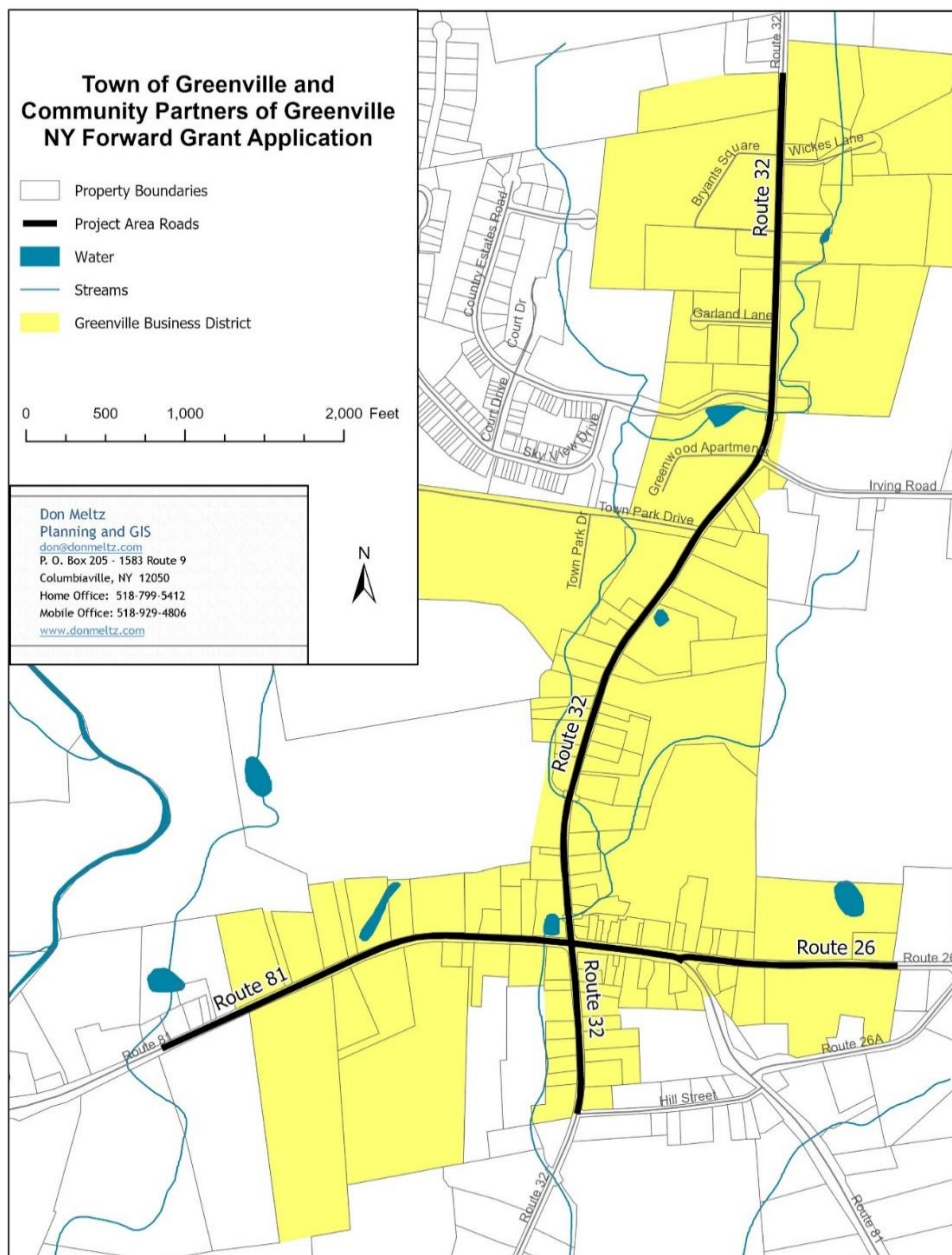
**How investment will revitalize area:** Our revitalization efforts, which are consistent with our Comprehensive Plan goals, will tie the historic downtown area to the shopping plaza through extended sidewalks and a unified streetscape in the GBD. In addition, the revitalization efforts, through public and private partnerships, will focus on addressing the needs and interests expressed by community residents. This includes more eating establishments and small businesses; a functioning

community and cultural center; additional affordable housing; and further development of the town park as a place for families to exercise, enjoy nature, and gather together for local community events.

Our goal is to shed the last ten years of no growth in population. Capitalizing on recent infrastructure improvements by the town, with significant concurring investment by the school district and business owners and multiple child care options, we are poised to become a magnet community in northern Greene/Southern Albany counties and a Gateway to the Capital region. Greenville has an unencumbered 30-minute commute south of the State Capital of Albany. It will be a bedroom community to pending commercial development in southern Albany County, such as Plug Power and the Albany Nanotech complex, as well as new businesses in Dolce Plaza, a new strip mall a mile north of the GBD near State Route 405.

NY Forward would offer opportunities that larger towns have capitalized on in the past for growth, such as a major streetscape program to tie our two business areas together and transform the look of the town. It would be our opportunity to help local entrepreneurs with matching funds for storefront improvements, and perhaps some direct investment in private properties to attract the much-desired increase in retail services. Finally, it would hasten development of a very desirable rural community and cultural center in the heart of Greenville.

The GBD is a compact, well-defined area that connects the historic downtown (east and west along Route 81) to the box store business district (north on Route 32) as shown below.



## VISION STATEMENT

As a result of a robust community outreach that began in early August, below is the strategic Vision Statement for the GBD. Residents were most eager to have more choices for places to eat and shop in the GBD within easy parking and safe walking distance from each other. They are also eager for more things to do recreationally and culturally within the GBD.

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**Greenville will leverage its small-town historical charm, its safe and friendly streets, its inclusion of the school district complex, and its cultural buildings and parks to improve the Town's walkability, quality of life, resiliency and economic opportunities for new and future residents and diverse businesses, while attracting visitors to enjoy all the recreational, cultural, and shopping assets Greenville's main corridor has to offer.**

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## PAST INVESTMENT AND FUTURE POTENTIAL

The time is optimal for the NY FORWARD grant. The GBD has recently seen a range of investment and home improvements spurred by the town's almost \$10 million investment infrastructure improvements over the past decade that allowed for more dense development and expansion of sewer and water that had limited our growth of restaurants and housing units. Those investments in water, sewer and sidewalks have laid the foundation for the next phase of growth in the GDB.

The town has also invested in upgrading its Town Hall building and its community center Prevost Hall. Two solar farms, one in Freehold in the Town of Greenville, and one in South Westerlo just north of the GBD, went live in the last two years. Most recently, the Northeast Vietnam Veterans Association has chosen our Veterans Park as the home of its Vietnam Veterans Memorial, an undertaking in excess of \$100,000 formally dedicated on September 17.

Town Infrastructure Investments	
Wastewater/Sewer 1	\$ 1.2 million
Wastewater/Sewer 2	\$ 6.3 million
Wastewater/Sewer 3	\$ 3.2 million
Sidewalk Improvements	\$825,000



The Greenville School District is planning a significant upgrade of its buildings for a total of \$13.6 million, with construction anticipated to begin in early 2024. Almost every established local business in Greenville is looking to expand its labor force. Community participation in town activities has never been higher as illustrated by the success of its summer concert series, growing Greenville Day, a weekend town-wide festival, and a donation of a new pavilion in Vanderbilt Park. Moreover, there are diverse job opportunities ranging from entry level, skilled, and professional levels to be filled. With our range of transformative public and private projects in an area with scenic surroundings, low crime rates and easy commute to job centers, Greenville will become an active center for current and new residents, as well as for tourists.

## RECENT AND IMPENDING JOB GROWTH

Supported by growing local investors, the GBD has already benefited from positive renovation and business growth such as our award-winning Kelly's Pharmacy and The Tasting Lab restaurant on Route 81 east. This year, the main corridor has welcomed at least five new businesses in the GBD: Catskill Valley Chiropractic and Wellness, Fox Farm Apiary, Nola's Interior Design, Greenville Physical Therapy, and Dogs of Greenville. Other businesses that have arrived in the past five years include Mavis Discount Tire, Tractor Supply, The Groomsman Barber Shop, and Dunkin Donuts

Greenville, with a good school district and great views is also a bedroom community for job growth associated with impending commercial development in southern Albany County, such as Plug Power in Delmar, Albany Nanotech near SUNY Albany, and small businesses located in Dolce Plaza one mile from the GBD. The \$13.6 million investment being proposed for vote this fall by the school district will bring construction related jobs to the area starting in 2024.

Our most exciting news is the impending change in ownership of Tops Plaza, previously owned by Heidelberg Properties for more than 20 years. The new owner is acquiring the property for more than \$3 million, and has indicated they will embark on a process to meet the community

and understand its needs in order to develop a long-range plan for the property. The previous owner made some improvements in the last decade with the addition of a Mavis Discount Tire Shop but a good portion of the retail space and the restaurant space has been idle for a decade. The new owner is considering the possibility of a mix of both retail stores and residential offerings, to take advantage of the beautiful views from the property and the need for smaller, more affordable, denser residential units in



the GBD. A map of the property is shown above with unleased space in red.

## QUALITY OF LIFE

When engaging the public in crafting this grant, and in the development of the comprehensive plan, residents were asked for their opinions on Greenville's assets. With remarkable consistency, the responses focused on the quality of life here...how quiet and safe the community is; the attraction of mountain views, beautiful open space. and the hamlet's pond and park; and appreciation for the great library, strong school, historic buildings, and friendly people. The revitalization of the GBD will focus on further enhancing the quality of life.

**Housing:** Currently, the Country Estates development borders the GBD, offering single and multi-family townhomes for seniors and families with walking access to the schools and shops. More modest rental housing units are available along Route 81 in the older section of the GBD while single family homes and mixed used buildings exist along both Routes 81 and 32. Senior housing has been identified as a need in the community and is included as one of the transformative projects.

**Businesses:** Tops Plaza contains commercial and retail businesses, including two banks, GNH Lumber, a Mavis, a dental office and eye glass services, and variety stores. the post office, school, library, town businesses, three restaurants, two convenience stores and another pharmacy.

**Food Choices:** The GBD includes seven grab and go food options that include a Tops Family Market, Dunkin Donuts, Tommy's Hot Dogs, TJs Pizza, China Wok, Cumberland Farms and Stewarts Shop. There is also the Tiny Diner and The Tasting Lab, a local pub. Input from the community strongly indicated residents want more food options. The transformative project that will support small business owners includes a proposal for a café, bakery, gift shop and gallery. Moreover, it is anticipated that the pending sale of the mall will encourage a renovation of a restaurant in the plaza that has been closed for many years.

**Cultural and Community Assets:** The Greenville library is next to Prevost Hall which is being developed as a community center that can also support cultural events and senior activities. A good example of a recent placemaking success was the development of a Tuesday night concert series at the gazebo next to the library at the intersection of 81 and 32. Attendance at the concert tripled by the end of the seven-week series, as it was embraced by the community. In addition, a first ever artists' studio tour in July attracted more than 400 visitors to Greenville and surrounding areas. The artists' tour will be repeated in 2023.

**Accessible Recreational amenities:** Another example of the quality of life offered in the GBD is 150+ acre Vanderbilt Park, with large "forever wild" deeded acreage where trail improvements have been made with the help of grants by Iroquois Transmission Pipelines. The park has multiple sports fields, an extensive trail system, a dog park and broadband accessibility. Construction is just starting on a large covered pavilion in Vanderbilt Park, thanks to a family endowment. The pavilion, with bathroom facilities and internet capabilities, will



be located away from the current park buildings, expanding the opportunities for hosting events like car shows, farmers' markets and concerts and serving as an emergency meeting space.

**Transportation:** A new bus stop has been added in front of the Library for the Greene County bus to Catskill and Cairo so residents that don't wish to drive have an option for shopping. Eighty-five percent of the GBD has walkable safe sidewalks.

**Broadband Access:** Access to broadband is available in the GBD, including in the park and at the library.

**Health Care:** In the GBD there are two pharmacies, a dental office and optician office, a chiropractic office, physical therapy office, and the Greenville Rescue Squad. An Emergent care and a blood draw facility are needed since there is no hospital in Greene County.

## **SUPPORTIVE LOCAL POLICIES**

Following the adoption of its first Comprehensive Plan, the town completed a modernization of its zoning laws in 2015. Since then, changes have been made to update those zoning laws for handling renewal energy projects consistent with the community wide visioning process and survey results. The zoning law changes included a reduction in minimum lot size for building in the GBD to foster denser growth in that area. The Town Planning Board adheres to the zoning laws and the Comprehensive plan, reaffirmed in July 2021, in guiding local development. Other undertakings that have reflected modern priorities include the town upgrading the energy

efficiency of its buildings, including installing heat pump systems, and building an electric charging station near the Greenville Library.

### **EXCERPTS FROM COMPREHENSIVE PLAN:**

**GOAL THREE:** NEW HOUSING IN THE HAMLETS WILL BE DESIGNED AND PLANNED TO FIT WITH THE TOWN'S RURAL AND HISTORIC CHARACTER. GREATER HOUSING CHOICE, INCLUDING SENIOR HOUSING, VACATION AND TOWN HOMES WILL BE AVAILABLE.

**GOAL FOUR:** GREENVILLE WILL IMPROVE AND EXPAND MUNICIPAL INFRASTRUCTURE.

**GOAL FIVE:** GREENVILLE WILL OFFER A FULL ARRAY OF RECREATION AND CULTURAL RESOURCES.

Our Comprehensive Plan has seven goals. Each of the projects described in this grant request are consistent with the Comprehensive Plan, particularly with respect to three of the seven goals (excerpts in box to the left). The NY Forward grant will push these goals to completion.

## **PUBLIC SUPPORT**

In our rural community, information flows thru Facebook, word of mouth, and community members interacting with each other. The idea of the grant was embraced enthusiastically by the community and discussions were lively and positive. It fostered a true community exchange of



ideas where participants listened to each other and built on the ideas of others. Many are eager to help move the ideas forward toward implementation.

Our robust visioning process included an in-depth one-on-one survey with members of the community at two previously announced events (Tuesday night concerts in the park); posting the suggested questions on the community's most accessed Facebook page which has 2,300 members; and posting on the Greenville School District's Parents Facebook page which has 1,000 members. The grant was discussed at two meetings of the Town's Board, at a meeting of the School Board, and at a meeting of the Greenville Rotary Club.

In addition, we held a series of three meetings open to the public (Aug 22, Sept 9 and Sept 18) to answer questions, pose the visioning questions, draft the vision statement, and update interested parties in progress to date. The meetings were used to solicit potential projects not yet identified that were likely to benefit from the grant seeking efforts. Drawing on the knowledge of community leaders and informal networks, we were able to connect with local property owners about their current and future plans, and gather ideas for improving some of the projects that are proposed in the project section. We also met with County officials for tourism and economic development. As the process continued, enthusiastic community members reached out to the grant committee by email, telephone, and social media to offer their ideas and proposals.



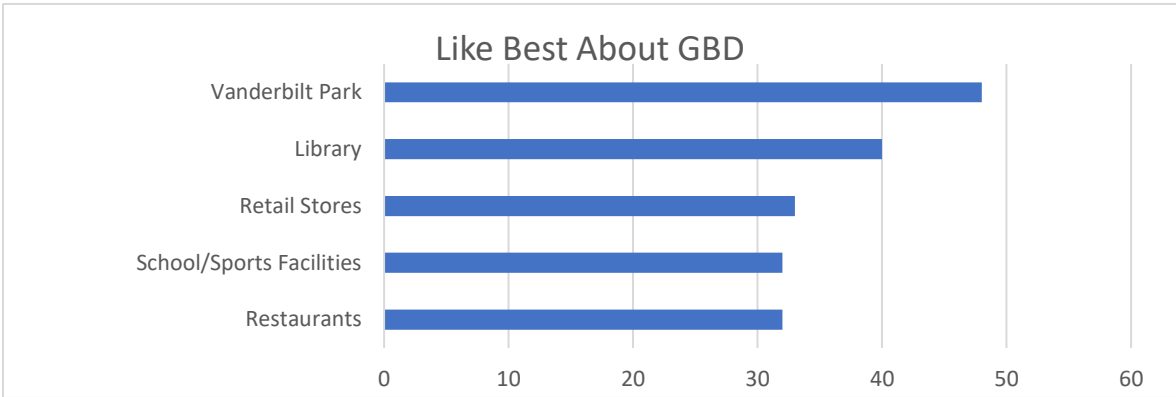
Shown on the left is one of our summer concerts where we were able to interview 67 people for the visioning exercise.

Tabulated results of our visioning surveys are mapped in the following graphs. Various ideas and suggestions that arose are included with the graphs, for future follow-up. As an example of community enthusiasm on a small scale, a group intends to move forward on the idea of having a disk golf course in Vanderbilt Park. Overall, we estimate that

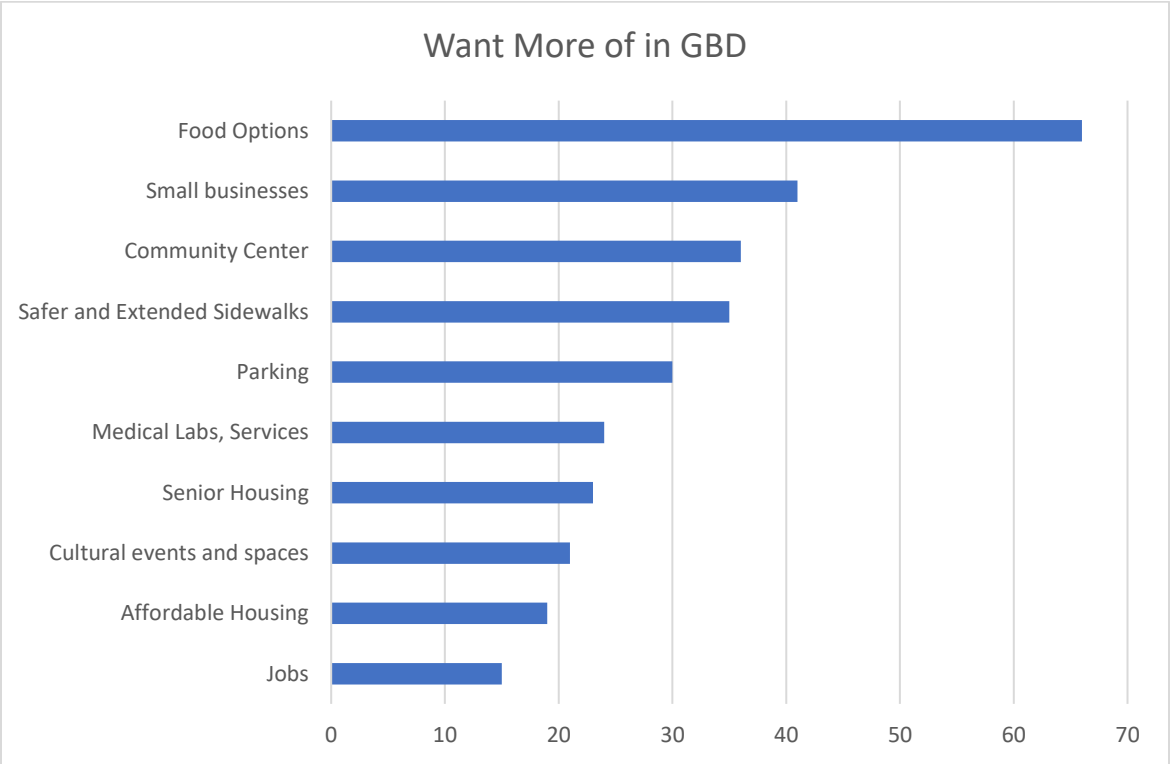
over 200 community members participated in the process.

The two charts on the next page tabulate the community survey results, highlight some of what residents like best, and--most importantly—show what residents wanted more of. The variety of suggestions received is also included below that graphs.

# COMMUNITY COMMENTS



Other items commented on: Veterans Park, Skate Park, Music Series, Convenience, Small Town Feel, Accessibility, Diversity of Resources, Art Community, Historic Look



Other comments: Some Public Transportation, More Concerts, More community activities, Protect Green Space, More Bike Trails, Better Grocery Store, Exercise Facilities, Better Park Playground, Preserve Historic Buildings, more Vanderbilt Park Bathrooms, Summer Rec program, Wading Pool, Swimming Pool, Bike skills park, Mountain bike trails, Disk Golf Course, things to do in winter, nature walk, green development, enhanced dog park, playground for old children, internships for town positions, community café, Disk golf course, winter carnival, adaptive trail, cross country ski trails.

## TRANSFORMATIVE PROJECT OPPORTUNITIES AND READINESS

Ten potential transformative projects were developed in response to our community outreach that can serve as the basis for development of a GBD Strategic Investment Plan. The projects will be described in more detail in this next section, summarized in a chart, and mapped within the GBD. All these projects could start within the next two years. Most immediate would be the Streetscape additions, Prevost Hall improvements, Vanderbilt Park expansion, and storefront improvements.

### Transformative Project #1: GBD Streetscape Project, Sidewalk Extension to Plaza

In 2015, the Town and Community Partners of Greenville formed the Greenville Beautification Committee to work together on improvements to town properties that could be completed by community fundraising rather than limited tax dollars. The first project resulted in the



installation of 19 historic lampposts, benches and planters at the intersection of Routes 81 and 32, and in Vanderbilt Park. This project calls for extending these streetscape items along the two main rural highways in the main corridor, possibly utilizing up to 40 more lampposts, 10 benches and 30 planters.

The streetscape elements would tie together the concentrated commercial areas of at the southern and northern ends of the GBD, enhancing the town's

attractiveness and helping its retail businesses. The cohesive look of the lampposts would be complemented by signage of similar historic look, an example of which is shown below.



Choosing a contemporary, uplifting color palette will also unify the entire streetscape and corridor. By incorporating engaging historic and educational images, along with exciting audio opportunities, a



colorful, visually exciting streetscape can be created. The exuberant and interactive Greenville corridor will reinforce the local business community, school, and residential buildings into a cohesive community identity. See example to the right.

Mid – Century Modern color palette

Image credit: [blog.froy.com](http://blog.froy.com).

Exciting and fun exploratory facts and images regarding the history of Greenville could be incorporated through the streetscape featuring the information etched into the concrete walkway along the corridor. Innovative art installations could further visually reinforce the walking history tour in the sidewalk section by the school, library, and Prevost Hall in particular.

The integrated design of the Streetscape project would include a digital community bulletin board on Route 32 near the intersection with 81. Estimated to cost up to \$50,000, the community board would highlight music and arts events, town meetings, welcome new businesses, reflect holiday seasons, etc. It would play a key role in informing those who travel thru the town as well as residents. The part of the streetscape project could begin immediately.

To make this holistic project more transformative, it would include an extension of the current ADA compatible sidewalk from Country Estates to Tractor Supply along Route 32 to realize the vision emphasis on walkability in the GBD. It is anticipated that the streetscape elements would be used prominently in this uptown commercial area to make it more attractive and create synergies among businesses within walking distance. The sidewalk extension will greatly increase the safety for pedestrians at the mall area and improve the ability of bikers to access more of the GBD. It will also reduce greenhouse gases as people park and walk around the GBD, particularly as it could include a second visible designated bus stop to make more people aware of Greene County bus service to Catskill. Walkability would increase from 85% to 100% of the GBD.

In summary, the town has many assets but there are parts of the community that need rejuvenation. This streetscape project and a matching fund for small business façade improvements discussed later would increase greatly the attractiveness of the town to residents, visitors, and investors. It would realize the vision statement of a small town with historic charm. We estimate the cost of the streetscape project with lampposts, plantings, benches, signage, and an interactive component at roughly \$450,000. The sidewalk extension at the northern end of the GBD, plus replacement of sidewalk where it is needed, will cost close to \$1 million given recent price increases in materials. The town would apply in 2023 for 80 percent of the cost of this project to be recovered from the Federal Government.



## Transformative Project #2: Prevost Hall Community and Cultural Center Project

Over the last seven years, Community Partners of Greenville, a non-profit in Greene County, has



partnered with the Town of Greenville to repurpose the town-owned historical building Prevost Hall for use as a community center. We expect it would be used for after school activities, as a meeting place for seniors, as a space for music, plays and lectures, and a drop off point for senior lunches. Based on discussions with local builders, the project to restore both the outside and inside of Prevost Hall will take up to \$750,000. Progress has already been made. With a grant in 2016 from then State Senator Amadore, funds raised by Community Partners of Greenville thru grants and fundraising projects, and the allocation of town taxes we have completed: the re-leading of 5 stained glass windows; an environmental cleanup, the addition of a handicap ramp, bathroom, and kitchenette; and the removal of a one-ton bell from the tower where a rotted beam had made entry into the Hall unsafe. In mid September, State

Senator Hinchey designated a \$100,000 grant toward finishing the restoration of the remaining stained glass windows and their coverings, pending full approval by DASNY.

Our current efforts are aimed at making sure the building does not suffer further deterioration while working to attract cultural and other events to the center now that it is safe to use again. For example, Prevost Hall is now used for our Tuesday night concert series when weather is inclement and a month-long art show and studio tour in July and a cultural event in August. The additional work needed includes a new roof, ceiling repairs, painting and caulking, and insulation so that the building can be heated year-round, lighting improvements and acoustical enhancements. The addition of parking behind the building on property the town recently acquired will add another \$100,000 to the budget. The parking addition and improvements to Prevost Hall can begin immediately to meet the vision statement emphasis on cultural offerings and historic buildings.



The history of the church begins more than 200 years ago with the donation of land by Augustine Prevost for educational or religious purposes in 1767. The original church was built around 1800, remodeled in 1845 but then destroyed by fire. The current building is of Wren-type architectural design and built in 1860. It is structurally sound but needs major work as detailed in the attached capital plan. The town acquired the historic church in the 1990s after the congregation dissolved. The building is near town hall, the library and the Greenville School district at the center of the hamlet and is the hamlet's most distinctive building.



### Transformative Project # 3: Matching Fund for Building Facades and other improvements

The strip of commercial buildings on the main corridor of Route 81 east of the Route 32 traffic



light was once the center of a thriving downtown. It became rundown as a result of the expansion of the uptown mall and then was limited by the lack of town sewer and water infrastructure. Once the sewer and water district was expanded, the number of business possibilities and residential density expanded and new businesses have started to move into that area. Yet much remains to do to make that area attractive. In addition to the Streetscape project that will help, a matching fund to spur private investment in the GBD will help present owners fix up their storefronts.

It is anticipated

that a fund to encourage improvements in small business storefronts would also be used to enhance vacant spaces in at the north end of the GBD. Making the northern end of the GBD more attractive is key to getting other businesses to fill the many store vacancies in the area and to getting more traffic into the stores.



If storefronts throughout the GBD are eligible, we anticipate a need for about \$400,000 in matching grants managed by the town with the help of the planning board. Letters of support from some property owners for this project are included with the grant request.



## Transformative Project # 4: Support for Small Business Owners

Some form of grant/loan fund managed by the Town would help owners of small buildings repurpose their space for the additional retail stores, restaurants, and services that our visioning process surfaced. Several of the private project possibilities are noted below.

### Project A: The Longhouse

The owners of this vacant building are excited about the opportunity to be a part of the revitalization of the once bustling Greenville Main Street. It is their intent to build a venue for



the community and tourist population to gather and enhance the town's economy. It is anticipated that the Barking Lizards Gallery and Café would take up the length of a newly renovated building called "The Longhouse," creating a collective of spaces; a coffee shop, bakery, gift shop, and gallery. The investment would be up to \$600,000.



### Project B: Stevens Hill Farm Preservation

The Oare Rover Foundation is a nonprofit in Greenville working to restore a historic property while creating a museum and other useful spaces with the property to keep alive the history of Northern Greene County while making the property integral to the life of the community and beyond. The project is in its first phase, which includes restoring the stone fences around the property. The value of this first phase of restoration currently underway is approximately \$200,000.



Letters from these two property owners are included with the grant application. Other business owners in the tight commercial area on East 81, and along Route 32 are very likely to come forward during the first phase of the actual grant as they gain more information and more comfort with the grant possibilities.

In total, it is estimated that \$1 million in private investment can be generated with help of some grant offsets.





### **Transformative Project #5: Senior Housing**

A local property owner and developer has plans for senior housing on a property within the GDB that would help fill the need expressed in our community survey for senior housing. The cost is estimated at around \$3 million. The success of one such project could lead to other developers to



realizing the potential of the vacant space within the GDB or on its outskirts for additional multifamily housing units. Assistance from a grant would make this project much more likely to proceed quickly.

### **Transformative Project # 6: New Firehouse building**

This project is important for two reasons. First, the firehouse is old and needs to be replaced within the next ten years. Second, there is very limited parking on the east side of Route 32 near the concentrated business area in the main corridor near Route 81.

It is important that a future firehouse be in the GDB where most of the town assets and people (especially the school) are located. There are several undeveloped parcels in the GDB that could be used for a new building which would be more feasible. One of the undeveloped areas in the GDB that might be suitable for a new firehouse would be the land owned by the Catholic Church on West 81. Other properties are also available and it may be that this building would also house the volunteer rescue squad currently in leased space.



The old firehouse building would be demolished for critical parking spaces. More importantly, added parking spots would come from eliminating the now restricted fire lanes. The photo below shows the firehouse in the background and fire lane in the foreground. The parking that is visible supports The Tasting Lab restaurant, Tiny Diner, Kelly's Pharmacy, and other businesses on the north side of Route 81 at the crossroads with Route 32. Total cost for this project is estimated at \$2.5 million and would require voter approval by those in the

Greenville Fire District which could be anticipated in the fall of 2023. A letter of support from the Fire District is attached.

### **Transformative Project #7: Water and Sewer Expansion**

Another extension of the sewer and water district within the town would help make more land available for increasing residential density within walking distance of the GBD. Townhouse or apartment house type buildings would provide more affordable housing than single family homes both for seniors and young families. Greater density in the main corridor will help attract and support additional restaurants, delis, and other types of retail stores and services. Currently the extension of water and sewer to 81 East is proceeding on schedule and should be completed later this year. The expansion could be considered by the Town within a 10-year Strategic Investment Plan, with a request for Federal funds filed next fall. A rough cost is estimated at \$1,500,000 based the recent extension and work that included a new water tower to be paid for out of ARPA monies that will provide a needed increase in water pressure for some residents.

### **Transformative Project #8: New space at Town Hall Pioneer Building**

Like improvements to other buildings along Route 81 in the main corridor, an addition of an elevator to the Pioneer Building owned by the town would open the second floor of the building to multiple uses, either private service businesses or municipal functions. The current stairway is narrow and steep, and not ADA compliant. Yet the space above town offices offers large window views in what could be quality office space. It appears feasible to unlock the potential for the space by retrofitting an elevator to the outside of the current building. The space might be used for rental income, housing town employees or for additional community spaces for workshops and meetings. The increased pedestrian traffic in the building would help the economics of the downtown GBD small businesses aligning with our vision of more economic opportunity.

The town has already made investments in the Town building to curb greenhouse gases, by installing a system of heat pumps for heating and cooling last year. The town has also undertaken window replacement and changed light fixtures for energy efficiency. The remodeling of the top floor of the building would incorporate these modifications.

Cost estimate: \$400,000



These photos show some of the space that needs refinishing that is now unused, along with the space that is being used by the Girl Scouts for organizational meetings.

## **Transformative Project #9: Improvements in Vanderbilt Park**

The visioning process resulted in the identification of the need for more activities that would bring people to the main corridor. That included many suggestions for increased recreational opportunities and events that could utilize Vanderbilt Park, the existing larger park in the GBD. Since the town owns the park, projects could begin immediately.

Below is the North Barn that houses our local food pantry and Stone Soup Kitchen which



provides hot meals. The Barn is also utilized by the community for family gatherings, such as birthday parties and baby showers. The Barn requires a replacement roof within the grant's 10-year planning horizon. Water leaks from the current roof have caused some damage to the inside walls that need repair and the space would be more useable if, for example, a system for hanging artwork were installed and heating and air conditioning added. The total cost of the new roof and these other improvements,

including more bathrooms, is estimated at \$200,000.

Vanderbilt Park is also large enough for addition of recreational improvements suggested by the visioning exercise. These included the addition of adaptive biking, a splash pad, pickleball courts, a mountain bike pump track(sidebar), and more bathrooms. The trails in Vanderbilt Park



could accommodate an expanded adaptive biking areas marked by trail signage. There is also sufficient room for pickle ball courts favored by older adults.

As with other additions to Vanderbilt Park, we anticipate a combination of town and volunteer contributions to bring these endeavors to fruition in the timeframe of an 8-to-10year SIP.

Total Cost/Volunteer time estimate: \$300,000

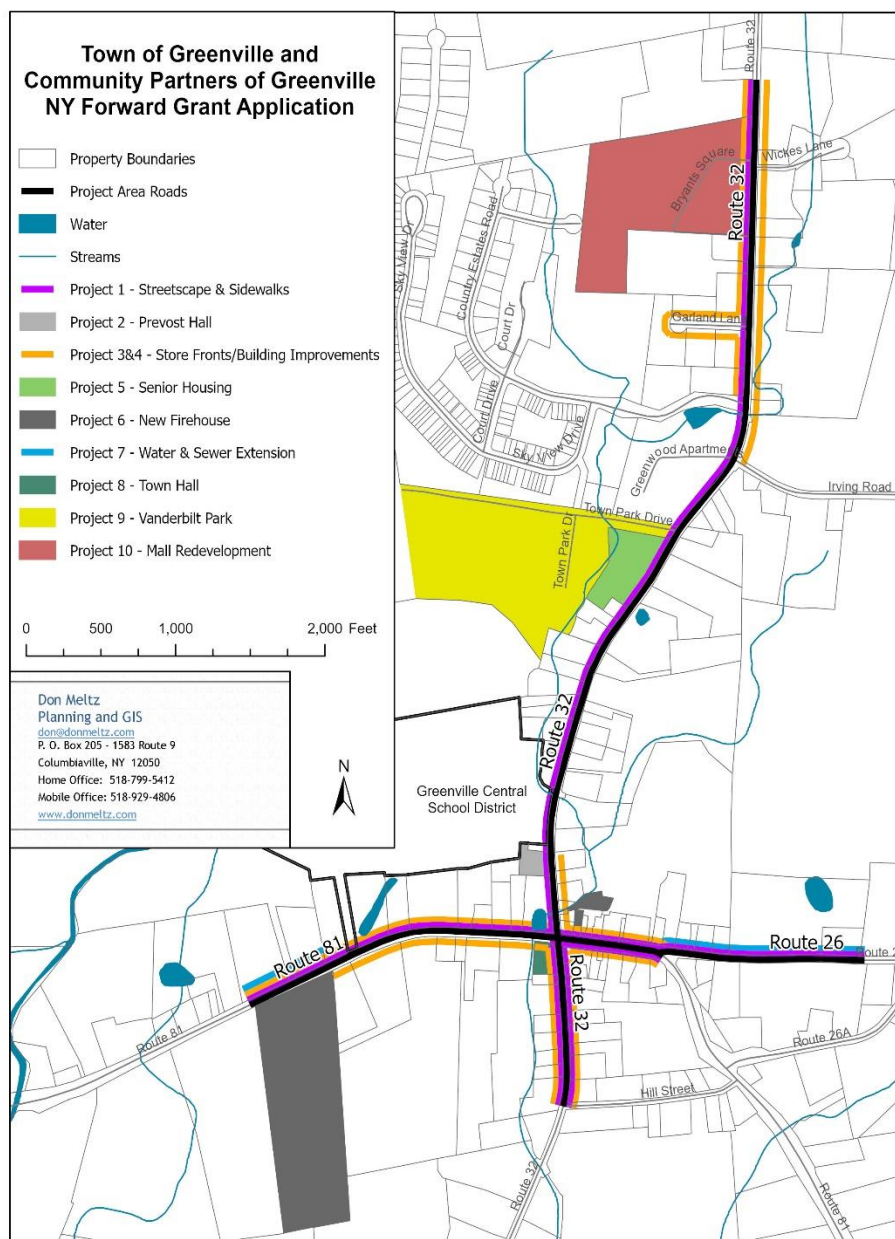
## **Transformative Project #10: Mall Redevelopment**

Closing on a major real estate deal has been scheduled for Tops Plaza for a new developer/investor. Tops Plaza is an anchor mall, and the new owner will have site control over the properties that include the Tops store and other retail businesses and medical services. The closing was not completed by the time of submission of this grant. The new owner is aware of the NY Forward grant and has indicated their strong desire to help fill the identified needs of the community.





To summarize, below is the parcel map of the GBD that highlights the location of the various projects within the main corridor of our rural township. Different colors are used for the eight projects described above and summarized in the chart on the next page. This map illustrates the concentration of projects that would truly revitalize Greenville and provide a beacon of growth for the rural region in North Central Greene/Southern Albany counties. The projects will create an active downtown with a strong sense of place, especially with the streetscape addition (Project 1). It includes enhancing public spaces for arts and cultural events with improvements to Prevost Hall (Project 2) and Vanderbilt Park (Project 9). It will grow the local property tax base (Projects 3, 4, 10) and provide diverse housing and employment opportunities (Projects 3, 4, 5, 8, 10).



## Potential Projects for SIP

PROJECT LIST	SPONSORS	ESTIMATE
1. Streetscape and Sidewalk Improvements	Town of Greenville Community Partners of Greenville	\$1,000,000 Sidewalks \$450,000 Streetscape
2. Prevost Hall Community Center	Town of Greenville Community Partners of Greenville	\$750,000 Building \$100,000 Parking lot
3. Storefront improvements	Private property owners and Greenville Planning Board	\$800,000
4. Business building Improvements	Private property owners and Greenville Planning Board	\$1,000,000
5. Senior Housing	Private Developer	\$3,000,000
6. New Fire House	Greenville Fire District	\$2,500,000
7. Water and Sewer Extension	Town of Greenville	\$1,500,000
8. Renovations Town Hall	Town of Greenville	\$400,000
9. Vanderbilt Park Improvements	Town of Greenville Community Sports Organizations	\$200,000 North Barn \$100,000 Recreation
10. Mall Redevelopment	Private property owner	NA as of grant filing

**TOTAL POTENTIAL INVESTMENTS THAT COULD BE HELPED BY NYS GRANT: approx. \$ 12 million**

## **ADMINISTRATIVE CAPACITY**

The Town of Greenville has a proven track record of dealing with major infrastructure projects. In particular, the Town had to take over a water treatment plant from a defunct company, cured all of its problems, and expanded the water and sewer district further into the hamlet and business district to support growth. In one phase, the Town was able to implement a project that included \$4,097,000 in interest-free financing in connection with its sewer service extension and plant improvements (CWSRF Project No. C4-7498-03-00). Through its three phases, the town's successful sewer and water projects have totaled over \$10.7 million.

Recently, the Town also completed a project costing \$825,000 to expand and replace part of its sidewalk system to make the town more walkable and bikeable with 80 percent funding from the Federal Government. All parts of the completed program met applicable Federal and State design standards. Two parts of the project were key: extending the sidewalk from Vanderbilt Park to the uptown business mall so people would no longer walk or ride along the Route 32 in the traffic, and making handicap accessible and walkable a key section in front of several businesses on Route 81 east.

The Town has significant financial capacity to undertake projects requiring debt financing. At the time of the last major borrowing calculation in 2021, average full valuation of taxable property was \$307 million, long term indebtedness was net \$424,000 resulting in a net debt contracting margin of \$21 million.

The Town will be able to marshal its committees, such as its Planning Board and its Zoning Board, and community volunteers to undertake the next phases of the grant should it be awarded. The town did something quite similar at the time it undertook its first Comprehensive Plan. The strength of the town's volunteer legion is also illustrated by the development of Vanderbilt Park into a premier recreational center. The acquisition of the land was assisted by local volunteers who identified grant opportunities to make the purchase possible, and then supplied the volunteer effort that matched the funds provided by the grant to create the first sports fields and groomed trails. Significant additions to the park since then have also been joint town and volunteer group efforts.

In summary, although the town has a small paid staff and a part time town board, it has dedicated volunteers that will help make the renaissance happen. With current staff, the town has proved over the past decade that it can manage infrastructure projects that are phased in accordance with its financial and managerial means. And it has a community of talented and dedicated members who have risen in the past to help the town meet the challenge, such as in the formulation of its first Comprehensive Plan and in the development of Vanderbilt Park from raw land to a regional recreational asset. Finally, this grant application has been conceived and created all after this year's late July announcement of the NY Forward grant. We believe our ability to engage the community in multiple ways and develop this proposed grant application in a very short time without hiring a paid consultant is illustrative of the way our small rural community pulls together and gets things done. We have done our infrastructure improvements, researched our needs and are ready to go with the help of NY Forward.



**Greene County  
Economic Development,  
Tourism & Planning**

411 Main Street, Suite 419  
Catskill, New York 12414

**Warren Hart**  
Director



**GREENE  
BUSINESS**



DiscoverGreene.com

September 15, 2022

Ruth H. Mahoney and Havidán Rodríguez Co-Chairs  
Capital District Regional Economic Development Office  
Hedley Park Place  
433 River Street - Suite 1003  
Troy, NY 12180

**Re: Letter of Support for the Town of Greenville NY Forward Application**

Dear Ms. Mahoney and Mr. Rodriguez:

I am writing to communicate my strong support for the Town of Greenville's application to the NY Forward downtown program. Greenville has been building momentum on their comprehensive plan's implementation strategy with the foundational public investments needed for transformational progress. With a NY Forward grant, Greenville will implement the identified transformational projects to catalyze continued investment and historic preservation in the downtown. Similar to the DRI, NY Forward invests \$100 million in ten economic development regions to 'invigorate and enliven' downtown areas by infusing catalytic capital into projects with lasting revitalizing impacts. Greenville is already on a path to do just that, and this grant would provide tremendous opportunity to continue its revitalization.

With a compact, historic, and walkable downtown in the foothills of the Great Northern Catskills, Greenville is becoming a diverse bedroom community of choice for people of all ages and working families. Recent large investments in the Town's infrastructure, as well as Greenville School District's workforce development program and momentous strategic planning, prove that Greenville is embodying the 'Plan-then-Act' strategy. This NY Forward funding will allow the Town to capitalize on prior and current private and public investment that can attract consumers, workers, and residents to downtown, support redevelopment and ensure Greenville will be a destination of choice for current and future generations.

The Town has identified a wide range of transformative projects that will be ready for implementation with an infusion of NY Forward funds. I strongly believe that these funds will result in immediate and long-term revitalization and economic benefits that will span beyond Greenville and into the Capital Region and Hudson River Valley. Your close and careful consideration to awarding the Town of Greenville with this year's NY Forward program is genuinely appreciated and is much deserved.

Sincerely,

James Hannahs  
Director of Economic Development





September 9, 2022

Paul Macko, Supervisor  
Town of Greenville  
P.O. Box 38  
Greenville New York 12083  
RE: NY Forward Grant

Dear Supervisor Macko,

The new NY FORWARD grant opportunity is a welcome addition to opportunities afforded to Greene County, which is ripe for development especially since the response to Covid has brought new residents. I am especially excited to see that the Town of Greenville, Greene County, is applying for the NY Forward Grant. Pulling this application together in the short time period between its announcement and the due date is to be applauded. More importantly, it is indicative of the strong community support and solid administration that oversees one of our smaller towns.

As the new Executive Director of the Greene County Industrial Development Agency, Greene County, a NY Economic Development Corporation board member, and a resident of Greenville, I realize large scale business development has not occurred in your town yet. At the same time, I have witnessed the zoning changes and the large infrastructure improvements made in water and sewer that lay the foundation for business growth. I have also seen that investment begin to pay off, with new businesses arriving in town in recent years, including Tractor Supply, Tasting Lab, and Kelly's Pharmacy. Greenville is uniquely situated to spur economic growth in the rural area of north central Greene County, particularly because of its access to Routes 81 and 32.

Greenville's improvements over the past have been the result of successful collaborative efforts with the town's community organizations. Communities that work together make things happen. I am confident your (our) community has the resources to implement the grant projects should you be granted an award. I fully support your effort in securing this grant to develop a Strategic Investment Plan and move forward with key public and private investments over the next decade that builds upon the foundation Greenville has laid and I look forward to working with the town to make the vision of the Greenville Business District a reality.

Thank you,

April Ernst  
Executive Director



**CHAIR**  
**AGRICULTURE**  
**COMMITTEES**  
ALCOHOLISM AND SUBSTANCE ABUSE  
COMMERCE, ECONOMIC DEVELOPMENT  
AND SMALL BUSINESS  
CULTURAL AFFAIRS, TOURISM, PARKS AND  
RECREATION  
ENERGY AND TELECOMMUNICATIONS  
ENVIRONMENTAL CONSERVATION  
LOCAL GOVERNMENT

**THE SENATE  
STATE OF NEW YORK**



**MICHELLE HINCHEY**  
Senator, 46<sup>th</sup> District

**ALBANY OFFICE:**  
902 LEGISLATIVE OFFICE BLDG.  
ALBANY, NEW YORK 12247  
PHONE: (518) 455-2350  
FAX: (518) 426-6751

**DISTRICT OFFICE:**  
721 BROADWAY, STE. 150  
KINGSTON, NEW YORK 12401  
PHONE: (845) 331-3810  
FAX: (845) 331-2083

**E-MAIL ADDRESS:**  
HINCHEY@NYSENATE.GOV

September 16, 2022

Michael Yevoli  
Regional Director  
Capital Region Economic Development Council  
Headley Park Place  
433 River Street, Suite 1003  
Troy, NY 12180

**RE: Application to NY Forward, Town of Greenville, Greene County, New York**

Dear Mr. Yevoli,

I write to you today in support of the Town of Greenville's application to the New York Forward program through the Capital Region Economic Development Council. Funding through the NY Forward initiative will help the Town of Greenville attract new businesses to their commercial corridor, become a hub for fine arts, and create new jobs for current and future residents.

The Town of Greenville, located in Greene County, New York, has historically been influenced by its rural nature, serving as an agricultural hub for nearly two hundred years. Greenville's commercial hub, clustered around Routes 32 and 81, provides a central spot for commercial and small businesses to grow while seeing steady traffic patterns throughout the year. Residents of Greenville are fortunate to live just a short driving distance to major cities such as Albany and New York City, while enjoying the benefits of living in a rural community in the northern part of the Catskills.

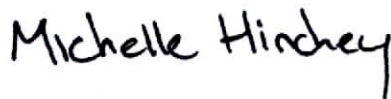
In recent years, the Town has renewed their plans for revitalizing the Town by creating a comprehensive plan in 2008, updating that plan in 2015, and most recently updating the comprehensive plan in 2021. Each time this plan has been renewed, the work has been driven by a non-profit group Community Partners of Greenville and the town board; both groups made up of public servants dedicated to investing in Greenville. These comprehensive plan updates

have included new zoning rules, infrastructure investments, and now, focus on helping businesses expand and relocate to Greenville.

Greenville's dedication to revitalizing their community is clear given the plans they have made to make their town a hub for artists. Community Partners of Greenville, centrally located in historic Prevost Hall, has hosted fine arts festivals and summer concerts, drawing people from across the county to Greenville to enjoy these artistic exhibitions. Participation in the NY Forward program will allow for expanded initiatives which will benefit not just the Town of Greenville, but the larger Capital Region. Successful participation of the Town will also serve as a powerful example of how we can promote a model for smaller main streets and rural downtowns.

I would appreciate your consideration, and if I can be of any additional assistance, please do not hesitate to contact me or my District Director Emma Cohen at [CohenE@nysenate.gov](mailto:CohenE@nysenate.gov) or 518-616-7177.

Sincerely,

A handwritten signature in black ink that reads "Michelle Hinchey". The script is cursive and fluid, with the first name "Michelle" and last name "Hinchey" clearly legible.

Michelle Hinchey  
New York State Senator, District 46

**TOWN OF GREENVILLE  
P.O. BOX 38  
Greenville, NY 12083**

**Paul Macko  
Town Supervisor**

**(518) 966-5055 x2  
fax: 966-4108**

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Mr. Michael Yevoli, Regional Director  
Hedley Park Place  
433 River Street, Suite 1003  
Troy, NY 12180

Dear Mr. Yevoli:

Enclosed is a request from the Town of Greenville for funds under the NY Forward program designed for smaller and more rural communities. Towns along the Hudson River waterfront and Route 9W to the west of us have already received much support for their growth from NYS and we hope the new grant will truly benefit more rural areas. Our residents are excited about this opportunity to build upon the Town's major investments in infrastructure that have been completed over the past decade. We are poised for substantial growth as a desirable bedroom community for larger towns and universities who are making regional investments in technology and trades. We have many desirable assets in our main corridor, the Greenville Business District, but need assistance of this type of grant to improve the attractiveness of the corridor for businesses, visitors and residents who can then spend more of their income in their own community and stay to work and live in the area after graduation. Assistance from the State will help renovate and fill vacant spaces to create a more vibrant and attractive district which will help realize the potential of North Central Greene and Southern Albany counties.

Sincerely yours,



Paul J. Macko  
Town Supervisor

Town of Greenville  
Planning Board  
PO Box 38  
Greenville, NY 12083

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Tel. (518) 966 – 5055, ext. 3  
Fax (518) 966 – 4108

Don Teator, Chairman

September 19, 2022

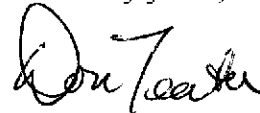
To whom it may concern:

The Greenville Planning Board was energized after hearing the NY Forward Presentation at our September 7 meeting. I believe the grant would provide a means of further fulfilling the goals and vision laid out in our Comprehensive Plan. That Plan, which spurred major updates to our zoning laws including how to handle renewable energy projects, guides the work of the Planning Board. This grant would allow the town to create a Strategic Investment Plan for our main corridor to guide the next exciting phase of development by realizing projects that will build upon the Town's major infrastructure investments there.

The Planning Board agrees to be an active partner in the ongoing planning process, provide guidance, and help manage projects for the town, such as matching grants for storefronts and business building improvements.

The Planning Board is committed to work with the Town of Greenville and Greenville Community Partners in their efforts to apply for the New York Forward Grant and will assist in project implementation should we be so fortunate to be awarded the grant.

Sincerely yours,



Don Teator  
Planning Board Chairman

DT: hln





## COMMUNITY PARTNERS OF GREENVILLE

P.O. Box 252  
Greenville NY 12083  
[www.cpog.org](http://www.cpog.org)

September 20, 2022

Town of Greenville  
Attn: Paul J. Macko  
Re: NY Forward Grant

Community Partners of Greenville(CPOG) is fully committed to assisting the town in implementing a NY Forward grant should the town win an award.

CPOG has a long history of supporting public projects for the benefit of the Greenville community. The not for profit was in fact formed to help the town acquire Vanderbilt Park in 1990. CPOG provided the in-kind volunteer effort to fulfill the matching grant that enable the acquisition of the land. Members of CPOG cleared land and created the first trails.

We have been working since that initial successful joint effort on many other improvements in Vanderbilt Park. We expanded our support of public efforts by forming the Greenville Beautification Committee(GBC) which includes representatives from the town. That committee organized, raised funds and implemented streetscape improvements at the intersections of Routes 32 and 81 in Veterans' Park and added lampposts to Vanderbilt Park. The Committee has also worked with the town on Prevost Hall to save its stained-glass windows, solve its structural problems, and reopen the community center to hosting events.

CPOG has also been instrumental in assisting the town with grant requests and led the effort to write the NY Forward grant. We look forward to working on the next decade of the growth in our community through assisting with implementation of the grant as needed by the Town.

Sincerely,

William Von Atzingen,  
President





## ***Greenville Fire District #1***

***P.O. Box 97***

***Greenville, New York 12083***

September 19, 2022

RE: New York Forward Grant

This letter is to show support for the Town of Greenville, Greene County, NY 12083 application for the New York Forward Grant that is being submitted.

Greenville is a small town in Greene County that could use any financial assistance through a grant that they could receive.

A handwritten signature in black ink, appearing to read 'Clifton S. Powell Jr.'.

Clifton S. Powell Jr.- Chairman

Board of Fire Commissioners

PO Box 97

Greenville, NY 12083

[gvillefiredist1@aol.com](mailto:gvillefiredist1@aol.com)

[cpoweljr@gvfd1.org](mailto:cpoweljr@gvfd1.org)

District Phone: 518-966-8911

September 18, 2022

Town Supervisor of Greenville  
11159 Route 32  
Greenville, New York 12083

Dear Town Supervisor Macko,

My husband and I have been witnessing a renewed energy throughout the town of Greenville. Hearing of the town's effort to support the growth of community and business by applying for the NY Forward Grant, we were inspired to accelerate our own goal of restoring a piece of history. We recently purchased a building on Route 81/Main Street, to house a coffee shop, bakery, gift shop and gallery, designed to give back to our town with a community hub and a way to employ individuals from a variety of domains.

We're excited by the opportunity to be a part of the revitalization of the once bustling Greenville Main Street. Greenville has been a destination for over 100 years, and it is our intent to build a venue for the community and tourist population to gather and enhance the town's economy.

Sincerely,



Wanda & Richard Drake

September 18, 2013

Town Supervisor of Greenville  
11159 Route 32  
Greenville, New York 12083

Dear Town Supervisor Macko,

I am offering my letter of support for Greenville's candidacy for NY Grant Forward. Three years ago I bought an historic, 19<sup>th</sup> century building in Greenville's business district. We have two store fronts and an apartment on the second floor.

We have three goals for the building:

1. Renovate the store fronts and façade to maintain the historic charm of this important Greenville landmark.
2. Upgrade the building mechanicals for maximum sustainability and energy efficiency.
3. Promote women owned businesses whose mission is eco-driven and community based.

To date, we have two store front tenants, October Designs and Fox Farm Aptery who are both female run businesses. The former does small batch manufacturing using upcycled, local equestrian materials. The latter makes soaps, bath balms and other goods using local honey and herbs. We have renovated the upstairs apartment and completed some renovation work, but much more needs to be done.

We would match any state funds invested in store front improvements. Maintaining the historic appeal of small New York State villages, while progressing towards sustainable energy practices, are essential to our economy. Greenville is in the unique position of having a long-established commitment to a green economy while being both a tourist destination and a vibrant year-round community. Greenville is the gateway from the State's Capital- Albany- to the Catskills.

Best regards



Lesy Funk

August 29, 2022

Town Supervisor of Greenville  
11159 Route 32  
Greenville, New York 12083

Dear Town Supervisor Macko:

I currently co-own a successful restaurant within the targeted area, as designated by the NY Forward Grant application. We opened in the second half of 2018, survived through the pandemic and have thrived with community support. I currently employ 14 people.

The NY Forward Grant would allow me to more quickly revitalize my current restaurant façade. It could also make improvements in the apartments in this mix use structure more economically viable. If it leads to solving the shortage of parking spaces in the Route 81 east area, it would be very helpful for current businesses at that location, and to attract more small businesses.

It is my understanding that current public surveys and public forums held in connection with this grant application have indicated more restaurants and food choices are a top community priority. I am eager to acquire space in the designated area to develop another restaurant that would target a different audience than the current beer focused establishment.

As a local resident and an entrepreneur, I enthusiastically support Town's and CPOG's initiative to apply for the NY Forward Grant.

Sincerely,

*Thomas Vance*

Thomas Vance





# GREENVILLE

CENTRAL SCHOOL DISTRICT

Tracy Young  
*Board of Education President*

September 8, 2022

Mr. Paul Macko  
Supervisor Town of Greenville  
PO Box 38  
Greenville, NY 12083

Dear Supervisor Macko:

I am writing this letter of support, on behalf of the Board of Education, for the Town of Greenville's application for the NY Forward Grant.

We understand the importance of engaging in renovation projects and how these projects help foster a strong community. We recently completed a \$7 million dollar renovation project to our campus and athletic sports complex and will submit for a vote in the fall a \$13 million proposal that will have no financial increase to the taxpayer. We believe in the importance of maintaining a strong sense of community and are continuously improving our district-wide programs. Additionally, we are the only district in Greene County to offer an International Baccalaureate Program, which is an academically-rigorous program that helps build broad citizenship among our future leaders.

The school sits in the midst of the Greenville Business District, occupying land on both Routes 32 and 81. As the largest employer in the town, we understand how the NY Forward Grant will benefit teachers, staff, students, and parents. The monies from the grant will allow our town an opportunity to revitalize business areas, thus providing current and future residents with a cohesive integration of education, work, and recreation.

Warm regards,

  
Tracy Young  
Greenville Central School District BOE Present