



**Village of Greenwich**  
6 Academy St.  
Greenwich NY 12834

**B. APPLICATION INFORMATION SHEET**

1. Applicant Identification:

Village of Greenwich  
Amanda Hurley  
Mayor Greenwich  
6 Academy Street  
Greenwich, NY 12834  
518-692-2755

2. Website URL: [www.villageofgreenwichny.gov](http://www.villageofgreenwichny.gov)

3. Funding Requested:

- a. Grant Type: Multipurpose
- b. Federal Funds Request: \$1,000,000

4. Location:

- a. Village of Greenwich
- b. Washington County
- c. NY

5. Target Area and Priority Site Identification

Target Area: Greenwich Brownfield Opportunity Area (BOA)  
Census Tract Areas: p/o Washington County, NY Census Tracts 890  
Priority Site(s):

- 1. Dunbarton Mill, 52 John Street, Greenwich, NY, 12834

6. Contact

a. Project Director:

Amanda Hurley  
518-692-2755  
[mayor@villageofgreenwich.org](mailto:mayor@villageofgreenwich.org)  
6 Academy Street  
Greenwich, NY 12834

b. Chief Executive/Highest Ranking Elected Official:

Amanda Hurley  
518-692-2755  
[mayor@villageofgreenwich.org](mailto:mayor@villageofgreenwich.org)  
6 Academy Street  
Greenwich, NY 12834

7. Population: Village of Greenwich = 1,606 (2023 ACS 5-Year Estimates)

8. Other Factors:

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The Village of Greenwich is an equal opportunity provider, and employer.

♦♦♦  
Phone: (518) 692-2755  
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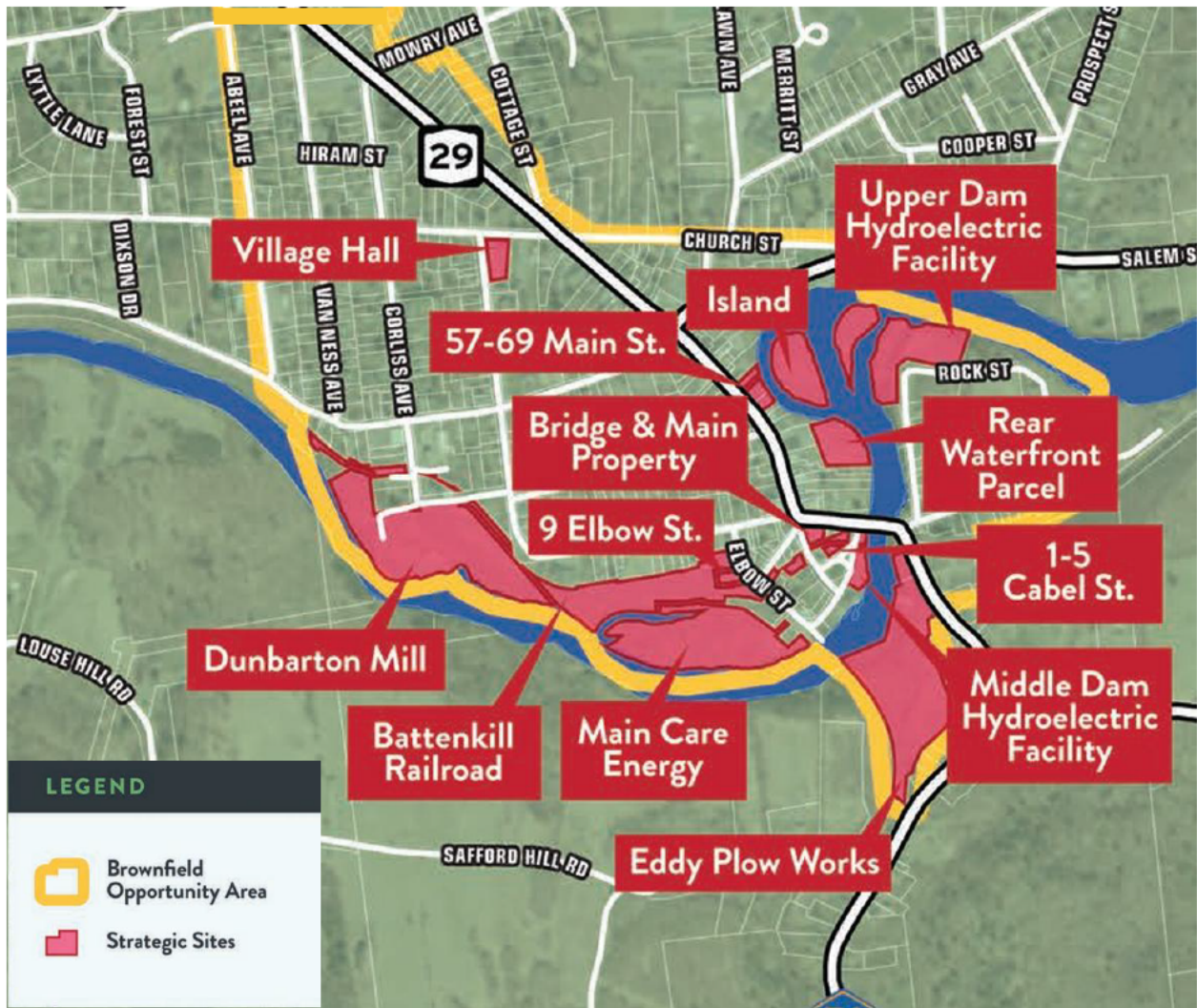
<b>Other Factors Checklist</b>	<b>Page #</b>
Community population is 15,000 or less	4
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory	N/A
The priority site(s) is impacted by mine-scarred land	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is partially contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with the body of water but for a street, road, or other public thoroughfare separating them)	1
The priority site(s) is in a federally designated flood plain	1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures	N/A
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters	3
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site(s) within the target area	N/A
The target area is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing	N/A

9. Letter from the State or Tribal Environmental Authority: Attached

10. Releasing Copies of Application: N/A.

This information is not confidential, privileged, or sensitive and may be made public.

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The Greenwich Brownfield Opportunity Area (BOA) study area (outlined in yellow in the map above) is coterminous with the Target Area for this EPA Multipurpose grant. The BOA Plan identified a series of strategic brownfield sites, the redevelopment of which would be critical for the Village’s revitalization. The “Priority Site” of this application is the Dunbarton Mill site shown on the map. The scope and budget includes preparing an additional environmental assessment for another BOA strategic site, which will be selected by the BOA Advisory Committee.



Department of  
Environmental  
Conservation

KATHY HOCHUL  
Governor

AMANDA LEFTON  
Commissioner

January 7, 2026

Mayor Amanda Hurley  
6 Academy Street  
Greenwich, NY 12834

Dear Mayor Hurley:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the Village of Greenwich, dated January 6, 2026, for a state acknowledgement letter for a Federal Year 2026 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Village of Greenwich plans to submit a Multipurpose grant application for \$1,000,000. Focus of the funding will be to conduct a Phase II Environmental Site Assessment and cleanup activities at the former Dunbarton Mill site. Known contaminants include asbestos and metals (including lead). If funding allows, up to one additional Phase II ESA will be prepared for an additional site in the Greenwich Brownfield Opportunity Area. Funding will also be allocated for community involvement activities.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

Karen Diligent  
Director, Bureau of Program Management

ec: N. Azzam, USEPA Region 2  
S. Mitchell, USEPA Region 2  
R. Mustico, DEC Albany  
B. Huyck, DEC Region 5  
J. Dowling, Village of Greenwich  
A. Kelly, Village of Greenwich  
N. Greenberger, LaBella Associates  
A. St. Romain, LaBella associates

# **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

## **TARGET AREA AND BROWNFIELDS**

### **a. Overview of Brownfield Challenges and Description of Target Area**

**The Target Area of this grant is the Greenwich Brownfield Opportunity Area (BOA)**, which encompasses portions of Washington County, NY Census Tracts 890 and 940, and was the subject of a two-year planning process that identified potential brownfield properties, strategic sites, and a community-supported vision for the sites' reuse. The Target Area extends along the Village's Main Street commercial corridor to the Village's Battenkill waterfront and along the rail line that once supported the development of a robust paper and textile industries in the Village. While surrounding towns in the County largely rely on agriculture, the Village of Greenwich was where goods came to market and raw materials were refined into finished paper and textile products. Mill operations in the Village have ceased operation, including the former Dunbarton Mill that is the Priority Site of this proposal.

Former industrial properties in the Target Area are now underutilized sites, depressing neighboring property values, raising dire public safety concerns, and, in the case of several along the Battenkill, a meandering, picturesque recreational asset that is largely inaccessible in the Village. Waterfront brownfield properties also pose a threat of contamination into the river and to the local population that interacts with the Battenkill while fishing, kayaking, and swimming. Residents, including children, illegally trespassing on these properties to gain access to the waterfront, increases the risk of exposure to hazardous materials and the potential for further damage. Safety concerns from trespassing and illegal activities at abandoned industrial brownfield sites have caused economic hardship, particularly in the immediately adjacent areas.

Since completion of the BOA, the Village has advanced critical environmental assessment work at the Dunbarton Mill site, including preparing a Phase I ESA and Phase II ESA and identifying the cost to remediate the site, a critical component that facilitated the Village's site acquisition. Now that the Village has taken ownership of the site, additional funding is needed to remediate this Priority Site and complete additional environmental investigations at this and other strategic sites identified in the Greenwich BOA.

### **b. Description of the Priority Brownfield Site(s)**

**The Greenwich BOA Plan identified 110 potential brownfields (totaling a combined 107 acres)**, including 48 sites that were categorized as "Level 3" sites that would likely require a Phase 2 ESA prior to development. Thirteen of the potential brownfields in the Village were further identified as strategic sites whose revitalization would have positive spillover impacts on the greater community. The largest of the Village sites is **the Dunbarton site (the Priority Site of this application)**. The Dunbarton site is located at John St. Extension and Corliss Ave. in the Village of Greenwich and is significant in both its size (9 ac.) and strategic location between a freight rail, residential neighborhood, and Battenkill waterfront, and just 0.3 miles from the Village's Main Street and historic district. The Site is partially within the FEMA 100-year floodplain. The Site adapted as an integral property through each phase of Greenwich's history: first drawing on the waterpower provided by the Battenkill during the Village's mill boom, then leveraging the rail's logistical capabilities to maintain operations and significant employment for over a century.

The Site has been used for both textile and paper manufacturing at various points since the 1800s but has been abandoned since a 2002 fire that destroyed most of the Site buildings. What remains today are several dilapidated buildings, debris piles of various materials, concrete slabs of former buildings, and a hydro raceway that once provided the mill power. The rest of the

Site is characterized by weeds and vegetation. In its current state, the Site poses a threat to public health and deters investment in the local economy, but it could also be the catalyst site in this physically attractive and desirable upstate Village.

The extent of contamination on the Site was initially assessed in a 2016 EPA TBA (ACRES ID 235929). The 2017 Phase II ESA prepared by CDM Smith found that the Site had metal concentrations above the NYS 6 NYCRR Part 375 Restricted Residential Use Soil Cleanup Objectives (RRUSCOs) and NYSDEC Ambient Water Quality Standards (AWQS) in soil and groundwater, respectively. Lead was the only chemical seen in both soil and groundwater at levels exceeding standards. The Phase II ESA concluded that the Site's contamination is primarily in surface soil and on-site debris piles, which are identified as asbestos containing material (ACM). Groundwater has several metal exceedances; lead was detected in groundwater within one area. Subsurface soil had little to no detections. Subsequently, the Village received a FY22 EPA Assessment grant, under which LaBella Associates prepared a Phase I ESA in 2024, a Phase II ESA in 2025, and an updated Phase I ESA in 2025. The 2025 Phase II ESA included site cleanup and additional investigation recommendations, including ACM debris removal, uncovering two geophysical anomalies that were identified, and soil removal where levels were greater than the RRUSCOs. Additional investigation is recommended in the ACM pile areas, which were not able to be accessed as part of the 2025 Phase II ESA.

The work completed under the FY22 EPA Assessment grant was critical for advancing the Village's efforts to take title of the Priority Site, and on September 2, 2025, the Supreme Court, Washington County signed an Order of Acquisition, which was entered on September 9, 2025, granting the Village's eminent domain petition for the Priority Site. Fee title subsequently vested in the Village upon the filing of the Acquisition Map with the Washington County Clerk on September 10, 2025.

Significant redevelopment planning work for the Site has also been completed, creating a clear, community-supported vision for the Site's future. In December 2025, the Village rezoned the parcel to facilitate the mix of uses identified in the BOA Plan and completed an Engineers Report to extend sewer to the site, which will support a future NYS Empire State Development grant application for construction. However, realizing this vision also requires remediation. Absent this key step, the Site will continue to deteriorate, heightening safety concerns due to continued trespassing into the Site's ACM-containing, crumbling buildings.

### **c. Identifying Additional Sites**

In addition to the Dunbarton site, **the Greenwich BOA Plan identified 110 potential sites, including 13 strategic sites in the Village.** A portion of the requested EPA Multipurpose grant would be used to prepare a Phase I and Phase II ESA at one additional strategic site, which would be selected by the Village with input from the BOA Advisory Committee members. Factors that will be considered in selecting sites for Phase II ESA work will include (1) site location with the Target Area; (2) likelihood of the site's redevelopment moving forward based on other funding sources secured or identified; (3) alignment with local revitalization goals; (4) reduction of human health risk; (5) reduction of blight/public safety hazards; and (7) infrastructure.

## **REVITALIZATION OF THE TARGET AREA**

### **d. Overall Plan for Revitalization**

The Target Area was the focus of a year-long planning process that concluded with the completion of **the Greenwich Revitalization Plan (BOA) that included an overall vision for**

**the target area and specific reuse strategies for the 17 strategic sites.** The BOA Plan was adopted by the Village Board of Trustees in 2022. Particular focus was given to the Dunbarton site. Identified redevelopment priorities for the site included mixed-income housing, co-operative housing models, and/or senior housing; cultural and community spaces; commercial activity; and open space and public access to the waterfront. A preferred alternative identifies 40 cohousing units, a small hotel, approximately 5,000 SF of food and beverage, and a recreational area with a cultural amphitheater space and a waterfront esplanade along the Battenkill. **This reuse vision was reinforced in the Village’s Comprehensive Plan (adopted in 2023) and the Village is currently updating its zoning to facilitate this reuse vision,** with an anticipated adoption date of December 2025. Specifically, the site is being rezoned by the Village from “Industrial” to “Waterfront District” to allow a greater variety of uses. The requested Multipurpose Grant funding would be used to complete remediation and remaining Phase II ESA work at the Dunbarton site, critical steps needed for the Village to sell the property to a private developer to advance the BOA reuse vision for the priority site.

#### **e. Outcomes and Benefits of Overall Plan for Revitalization**

The outcome and benefits of the target area’s revitalization would reverse the negative effects of brownfields on Greenwich by increasing property values and providing new employment opportunities, affordable workforce or senior housing, and community spaces and recreational opportunities for the local population.

The proposed assessment and cleanup activities are anticipated to have a significant economic impact on the Priority Site within the Target Area. The site is strategic, catalytic, and critical for the realization of the Target Area and the BOA Plan’s recommended plans to guide planning efforts and overcome contamination constraints. The redevelopment program for the Priority Site is estimated to create over 50 new jobs, bringing additional local income potential and helping to offset the high costs of commuting to distant employment centers that many local residents are forced to make today.

A market study was conducted for the Village as part of the BOA Plan, which identified a significant gap in available housing for those most in need: those earning under \$15,000. Looking at housing demand for the next 20 years, demand for housing is expected to grow the most for those earning less than \$35,000, indicating a continued, unmet need to house the most vulnerable. The Target Area’s revitalization would introduce housing to meet this need.

Another intended outcome of the target area’s revitalization is increasing property values in an area characterized by a greater prevalence of substandard housing. In 2011, New Partners for Community Revitalization, Inc. analyzed the anticipated impact of returning brownfield properties back to productive use through its analysis of the NYS BOA program. Their report identified a 5-15% increase in property values within ¾ mile from redeveloped brownfield sites. Addressing contamination concerns will help reverse years of underinvestment and vacancy in the surrounding neighborhood.

The Village of Greenwich is uniquely positioned to rebound from economic decline to revitalization through the clean-up of the Priority Site and revitalization of the Target Area. The Village is blessed with scenic river valley landscapes that support outdoor recreation, charming historic architecture, and a location adjacent to booming Saratoga Springs. The Priority Site has over 1,000 linear feet of shoreline along the Battenkill and unprecedented views/vistas of the river. Once redeveloped, the Priority Site will spur investment based on its unique strategic location enabling connection between the Main Street corridor and Battenkill waterfront. New construction outside of the floodplain, combined with passive recreation areas along the

waterfront will improve the site’s resilience and reduce the potential for contaminating this water resource. Nearby residents will experience improved quality of life with the ability to utilize recreational and scenic assets of the River finally realized. Further, the unlocked Battenkill access will serve as a draw for further commercial investment as the Village of Greenwich realizes its potential as a scenic and quaint destination for families, businesses, and visitors. Several local developers have expressed serious interest in the Priority Site if and when the environmental remediation is completed.

## **STRATEGY FOR LEVERAGING RESOURCES**

### **f. Resources Needed for Site Reuse**

With the \$1,000,000 Multipurpose grant, the Village will be able to build on the Phase II prepared through the Village’s previous EPA Assessment grant and the additional NYSDOS BOA planning work to prepare the Priority Site and greater Target Area for future revitalization. To-date the Village has invested millions in grant and local funding in the Target Area to support revitalization, including the \$200,000 EPA Assessment grant that focused on the Dunbarton site, two BOA grants (the initial \$200,000 grant to prepare the BOA Plan, and a subsequent \$165,000 BOA Pre-Development grant to support zoning changes and infrastructure studies). The Village is, concurrent to this application, submitting a \$300,000 funding request to National Grid through their Brownfield Redevelopment program to supplement the EPA funds and allow for the demolition of all buildings on the site. The Village was the recent recipient of a NY Forward grant award of \$4.5 million, which is being used to support public and private revitalization projects in the Village. The Village is also a NYS certified Pro-Housing community. The Village’s designation as a BOA, NY Forward community, and Pro-Housing community prioritize the Village for future State grant application and open up additional funding sources, including NYSESD Pro-Housing Infrastructure grants. The Village anticipates submitting an ESD Pro-Housing Infrastructure grant, using the BOA Pre-Development funded sewer extension engineering report, to extend infrastructure critical to the redevelopment of the Dunbarton site and neighboring vacant waterfront parcels.

### **g. Use of Existing Infrastructure**

The target area is currently served by municipal water and roadway infrastructure, and electrical and telecommunications infrastructure from public utilities. Portions of the target area are served by municipal wastewater infrastructure. The Village is currently undertaking significant infrastructure upgrades through previously secured grant funding, including construction a new wastewater treatment facility (facilitated by a \$4.4M Congressional Directed Funding) and water system upgrades (facilitated by a \$3M grant award and loans from NYS EFC). While the Priority Site is not served by the municipal wastewater system, lots one block north of the site and one block east of the site are served by public wastewater infrastructure, and the Village recently completed an Engineers Report through a NYDOS BOA Pre-Development grant to extend wastewater infrastructure to the site and other currently unserved adjacent areas. With this Engineers Report complete, the Village anticipates applying for NYS Empire State Development Pro-Housing infrastructure funding in 2026 to advance engineering and construction of the wastewater system expansion to serve the Priority Site (the Dunbarton site) and other adjacent unserved parcels.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **COMMUNITY NEED**

#### **a. The Community’s Need for Funding**

The Village has a limited tax base to fund environmental assessment and remediation efforts due to its small population (1,606), which has been in decline since the 1960s when many manufacturing sites closed, and low per capita income (\$43,289). The presence of the abandoned Priority Site has placed a significant economic burden on the Village by resulting in lower property values and a lack of a tax base contribution. All municipal revenue is required to provide basic needs. The Village was placed under a DEC Consent Order to install a water filtration system and replace water mains. Responding to this water quality and health issue is already putting a huge financial strain on a community with limited resources, having had to borrow over \$3 million to complete the project. The Village has been successful in securing and implementing grant funding for other critical components to the target area's revitalization, including the initial \$200,000 NYSDOS BOA grant that identified the area's reuse vision, subsequent BOA Pre-Development funding to complete the wastewater extension Engineers Report and rezone the target area – including the Strategic Site – to facilitate that reuse vision. The Village will continue to seek alternate funding for other components critical to the target area's revitalization. However, without outside financial support, Greenwich has limited funding to investigate, cleanup, and revitalize brownfields. EPA Multipurpose funding will meet the needs of the target area by filling the funding gap needed to clean up the Dunbarton site and continue site assessments at priority sites in the target area.

#### **b. Health or Welfare of Sensitive Populations**

The presence of contaminated sites, including the Priority Site, within the Target Area presents acute and ongoing concerns for sensitive populations whose health and welfare are already disproportionately vulnerable to environmental hazards. Census Tract 890, which encompasses the Target Area, includes a significantly higher proportion of residents who are particularly susceptible to pollution-related health impacts due to age and socioeconomic factors. Approximately 23.3% of the population is 65 years of age or older, exceeding county averages, while an additional 18% of residents are under the age of 20. Notably, 73% of this younger population consists of children and young adolescents between the ages of 5 and 14—an age group especially vulnerable to toxic exposures due to ongoing physical and neurological development.

Older adults in the Target Area face elevated risks associated with chronic conditions such as respiratory disease, cardiovascular disease, and compromised immune systems, all of which can be exacerbated by exposure to environmental contaminants. Similarly, children are particularly susceptible to adverse health outcomes from contaminants commonly associated with the Priority Site, including lead-based paint, asbestos-containing materials, and contaminated surface soils. Exposure to these substances is linked to developmental delays, learning disabilities, asthma and other chronic respiratory conditions, increased cancer risk, and long-term neurological and physical impairments.

Although the Priority Site is not currently intended for public use, it has experienced repeated trespassing incidents over many years, underscoring the real and ongoing risk of human exposure. A documented fire in 2002, caused by an adolescent who had trespassed on the property, illustrates the site's longstanding accessibility and the associated dangers to nearby residents. Children and teens walk past the Priority Site and other brownfield sites in the Target Area daily on their way to school and other destinations, creating repeated opportunities for direct contact with contaminated soils, deteriorating building materials, and airborne particulates. These exposure pathways pose a tangible threat to the health and safety of nearby sensitive populations, particularly youth and older adults living in close proximity. The requested funding

would remediate a known contaminated site and help identify and reduce related threats in the Target Area.

### **c. Greater than Normal Incidence of Disease and Adverse Health Conditions**

The Target Area lags behind the surrounding area and region across a spectrum of disease and health indicators. The disability rate for children in the Village is 6.2%, which is higher than the Town (4.5%), County (5%), and NYS (<4%). At the County level (the most local level for which data is available), there are higher rates of diabetes and respiratory mortality, incidence of obesity and cancer, when compared to NYS and US figures. The high health/welfare incidence rates locally and at the County level can be attributed to local populations clustering in factory-centric villages where the major employers were often firms that used dangerous chemicals, metals, oils, and processes that not only affected personnel but nearby neighborhoods.

The loss of these employment centers has led to mental health issues and deteriorating social cohesion that increases an individual's likelihood of engaging in behaviors that negatively impact health. These impacts have resulted in those negative behaviors demonstrated in the county's high rate of smokers (22.3%), binge drinkers (21.7%), and people experiencing poor mental health (13.1%) when compared with New York State (14.2%, 18.4%, and 10.1% respectively). Additionally, the rate of self-inflicted hospitalizations (7.6) and suicides among 15 to 19-year old's (9.2) is higher than other Upstate New York counties (4.1, and 6.1 respectively).

The EPA funding will not only address existing contamination and current unknowns, but will bring these sites back into productive use, creating new jobs and housing opportunities that are so critically needed in the Target Area.

### **d. Economically Impoverished/Disproportionately Impacted Populations**

The Target Area Census Tract has a median household income of \$74,000, which is 13.7% lower than the State-wide median household income (\$85,820). The lower median household income in the Target Area is partially due to the absence of high-paying jobs locally. While historically this area was a thriving neighborhood that was supported by local jobs, including successful industrial operations that previously operated on the Priority Site, with the decline of manufacturing in the Target Area, the number of local jobs plummeted, forcing residents to seek alternative, often lower-paying jobs or employment requiring long commutes. Today, based on Census OnTheMap data, only 21 (or 3.6%) of Village of Greenwich residents also work within the Village. The majority (96.4%) commute to outside the Village for working, creating additional commuting costs and the baseline cost of living in the Village. Revitalizing sites like the Priority Site will introduce a mix of uses, including new local job opportunities that are so critically needed to address local income and poverty levels.

## **COMMUNITY ENGAGEMENT**

### **e. Prior/Ongoing Community Involvement**

Greenwich has been engaging the community and its residents to revitalize the Target Area as part of its BOA Plan (2020 – 2021), Comprehensive Plan (2022 – 2023), and zoning updates (2024 – 2025). As part of the BOA Plan, the Village, with the BOA Advisory Committee, developed a Community Participation Plan identifying and formalizing the process to seek public input and engagement. The process will be used to continue to engage a diversity of community members, including the community's sensitive populations, to solicit ideas, gather feedback, and garner excitement about redevelopment opportunities in the Target Area. Engagement techniques included a project webpage, virtual and in-person open houses and presentations, stakeholder interviews, and a community survey.

Additionally, during the development of the Village’s Comprehensive Plan numerous meetings were held throughout the process, providing guidance, and shaping the direction and recommendations to advance the TA. The Village will utilize the BOA Community Participation Plan during the implementation of the proposed Multipurpose Grant.

**f. Project Involvement and g. Project Roles**

The Village of Greenwich is committed to including state and local organizations/groups in the redevelopment of the target area. These groups include local, regional, and state, private, public and non-profit sources that will provide additional insight and support aligning and advancing the project to meet the goals and vision identified by the community and project stakeholders, as included in the table below:

Name of organization/entity/group	Entity’s Mission	Point of contact (name & email)	Specific involvement in the project or assistance provided
Greater Greenwich Chamber of Commerce	“Enhance the success of our membership, advance our economy, and improve our quality of life through resources, advocacy, and support.”	Rulyn Graves [REDACTED]	Consistent with outreach conducted during the BOA planning process, the Village will conduct outreach at well-attended public events sponsored by the Greenwich Chamber to raise awareness of the project’s progress and solicit input.
Glens Falls Hospital	“improve the health of people in our region by providing access to exceptional, affordable, and patient-centered care, every day, and in every setting.”	Ray Agnew <a href="mailto:fragnew@glensfallshosp.org">fragnew@glensfallshosp.org</a>	The hospital will be contacted for some public health information research.
Greenwich Free Library	“create a welcoming atmosphere, respecting individual rights to privacy and choice. We provide free and open access to literature, information, technology, meeting spaces, and cultural and educational experiences. We engage with people in the Greenwich area to enrich lives and strengthen community.”	Sarah Murphy [REDACTED]	The Library will serve as the meeting place for the community planning events and will assist in the dissemination of information to the public regarding the status of the project.
Village of Greenwich Public Works Department	Village public works department (water, sewer, roadways, parks, etc.)	Michael Smith <a href="mailto:dpwsupt@villageofgreenwich.org">dpwsupt@villageofgreenwich.org</a>	The Village DPW will coordinate and assist with Priority Site access.
BOA Advisory Committee	Advise/guide the BOA planning process & implementation of brownfield revitalization efforts	Andrew Kelly <a href="mailto:ack@ksrpllc.com">ack@ksrpllc.com</a>	The BOA Advisory Committee has been instrumental to advancing the vision and plans for the target area’s redevelopment. The BOA Advisory Committee will be regularly updated and consulted with, including helping to identify additional sites for assessment.

Neighboring Property Owners	N/A	Multiple	Outreach will be made to neighboring property owners in the form of targeted flyer distribution to advertise any public events and opportunities for input.
Battenkill Conservancy	“promote clean water and open space by preserving & enhancing the Battenkill watershed & beyond through conservation, education, advocacy & the River Watch Water Quality Program”	Lorraine Ballard <a href="mailto:battenkillconservancy@gmail.com">battenkillconservancy@gmail.com</a> <a href="http://battenkillconservancy.com">battenkillconservancy.com</a>	The Battenkill Conservancy was involved in the BOA planning effort and will be consulted with and updated on all project progress, particularly as it relates to Battenkill water quality and access.

### **h. Incorporating Community Input**

The project is a continuation of the BOA planning process and EPA Assessment grant work, both of which involved extensive public engagement. The Village has demonstrated a commitment to communications and engagement. The Village, with the support of the QEP, will continue communications with residents about the EPA grant. Monthly Village Board meetings and postings on the Village website and social media pages will be used to update the public about the project status and to solicit additional input from the public. A separate public meeting will be held to review the ABCA for the Priority Site; targeted outreach will be made to neighboring property owners to ensure they are engaged and aware. Once remediation is underway, a second meeting will be held to update residents and gather feedback. All community feedback will be shared with the Village Board to inform next steps.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS**

<b>TASK 1: GRANT MANAGEMENT</b>
<b>a. Project Implementation:</b> Includes: 1) Cooperative agreement compliance oversight; 2) Selection of Qualified Environmental Professional (QEP) in accordance with CRG requirements and 2 CFR200.317-326; 3) federal financial report (FFR) reporting; 4) MWBE/DBE Reporting; 5) Property Profile Form submission/updates in the EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database; 6) monthly status meetings with QEP to ensure activities are progressing, goals/objectives are met, and if not, actions to address; 7) report summarizing accomplishments expenditures, outcomes, outputs, lessons learned, and resources leveraged at grant completion.
<b>b. Anticipated Project Schedule:</b> Activities will be completed over the 5-yr grant period. The QEP selection will be completed in the first quarter of the grant award.
<b>c. Task/Activity Lead:</b> Greenwich will lead this task, with support from the QEP.
<b>d. Outputs:</b> Quarterly reports with status tables (20), Annual FFR reports (4), Final project closeout report (1), ACRES profiles (~2 sites) updated with completion of each project element), approximately 60 monthly meetings and QEP selection.
<b>TASK 2: COMMUNITY ENGAGEMENT &amp; PARTICIPATION</b>
<b>a. Project Implementation:</b> The Village will continue to engage the community through its existing Greenwich BOA Community Participation Plan (CPP) and updates to the Village’s website. This task includes (1) outreach materials including updated web content; (2) two public meetings to update the public on the project’s progress; and (3) meetings with Priority Site neighboring property owners.

<p><b>b. Anticipated Project Schedule:</b> The Village will conduct community engagement and participation over the 5-yr grant period. The webpage will be updated as the project progresses. The first public meeting and neighboring property owner outreach will be held when a Draft ABCA for the Priority Site parcel is ready for public review and comment (anticipated in year 1 of the grant period). A second round of outreach and public meetings will be held during site remediation (anticipated in year 2). If the Task 3 Phase II ESA for the Priority Site identifies the need for further remediation, a subsequent ABCA public meeting will be held (Year 3) prior to any subsequent additional remediation.</p>
<p><b>c. Task/Activity Lead:</b> Greenwich with support from the QEP</p>
<p><b>d. Outputs:</b> website updates, meeting PowerPoint presentations, meeting summaries addressing comment received from the community</p>
<p><b>TASK 3: SITE CLEANUP</b></p>
<p><b>a. Project Implementation:</b> Site cleanup will be completed at the Dunbarton site to remove piles of asbestos-containing debris and remove some piles of impacted soil and some areas of shallow soil impacts. Given the nature of the impacts, the cleanup alternatives are limited to No Further Action or Removal. As such, the Analysis of Brownfields Cleanup Alternatives (ABCA) will be prepared as a succinct and straight forward document that will recommend removal as the remedial alternative for the site. A draft of the ABCA will be submitted to the EPA and also made available to the community via a public notification, a public meeting, the document repository, and the Village’s project web page. Subsequent to addressing comments, the ABCA will be finalized, and the selected remedial alternative will be identified in a Decision Memo. A Remedial Work Plan (RWP) will then be prepared that also includes an update to the previously approved Quality Assurance Project Plan (QAPP) and Health and Safety Plan (HASP). The HASP will include health and safety monitoring for on-site environmental workers and a Community Air Monitoring Plan (CAMP) for the safety of the surrounding community which will be implemented during soil excavation activities. The Washington County Department of Health will be made aware of the project. A draft of the RWP will be submitted to the EPA. The draft RWP, it will be finalized subsequent to addressing any EPA comments. Upon EPA RWP approval with a Decision Memo, the cleanup work will be initiated. It is anticipated that the cleanup will involve the removal of approximately 995 cubic yards of impacted shallow soil from nine site areas, and 15,068 square feet of ACMs identified in the accessible site buildings and sampled debris piles, noting that additional ACMs may be present buried below the debris piles and within dilapidated buildings. The removed soil and ACM will be transported and disposed off-site at appropriate regulated landfill facilities. As limited shallow soil removal is planned, no backfill is expected to be needed, and regrading would be done as part of site redevelopment.</p>
<p><b>b. Anticipated Project Schedule:</b> Most components of the cleanup will be completed in the first through second year of the grant period</p>
<p><b>c. Task/Activity Lead:</b> QEP and its subcontracted entities.</p>
<p><b>d. Outputs:</b> The outputs of the task include a draft and final ABCA, a RWP, and a draft and final Cleanup Report.</p>
<p><b>TASK 4: PHASE I AND II ESAS</b></p>
<p><b>a. Project Implementation:</b> Following removal of the asbestos-containing debris piles, a Supplemental Phase II Assessment field sampling plan will be prepared for the Dunbarton Site to investigate the Mill Building area. The previously prepared QAPP and HASP will be used for this supplemental effort. The draft field sampling plan will be finalized subsequent to</p>

addressing any EPA comments. Upon EPA approval, Phase II Assessment work will be initiated. The scope of the assessment will include: uncovering both geophysical anomalies (one near the office building and one in the asphalt pad in the eastern area of the Site); vegetation clearing to provide access around the Mill building; then geophysical survey to assess for evidence of underground storage tanks and utility locations around the Mill building; then installation and sampling of four soil borings with groundwater monitoring wells (10 soil samples, 4 groundwater samples, and 4 sets of associated QA/QC samples would be collected). The samples would be analyzed for VOCs, SVOCs, metals, and 6 of the samples would be analyzed for PCBs and 4 for PFAS; and 3 investigation derived waste samples for waste characterization analyses (full TCLP, ignitability, corrosivity, reactivity). A Supplemental Phase II ESA report preparation; and closure of groundwater monitoring wells following report approval. If USTs are discovered, tank closure will also be conducted. This task also includes preparing one additional Phase I ESA, QAPP, and Phase II ESA for an additional strategic site in the Target Area.

**b. Anticipated Project Schedule:** The components of the Phase II ESAs will be completed in grant period years 1 and 2 for the Dunbarton Site and years 3 and 4 for the additional site, if budget allows.

**c. Task/Activity Lead:** QEP and its subcontracted entities

**d. Outputs:** The outputs of the task include the Dunbarton Supplemental Phase II ESA (including a field sampling plan, analytical laboratory data packages, and a draft and final Supplemental Phase II ESA report); and for 1 additional site in the Target Area: a Phase I ESA, a QAPP, and a Phase II ESA.

**e. Cost Estimates:**

The estimated project contractual assessment and cleanup costs are based on a project-specific Opinion of Probable Cost (OPC) prepared by an experienced environmental professional with input from the Village, and includes environmental professional services, expenses, subcontracted services, and a 15% contingency, which is reasonable for this type and scale of project. The OPC is based primarily on estimated quantities and unit rates for other recent brownfield assessment and cleanup projects of similar size and magnitude. The costs associated with each task are further discussed below.

Budget Categories	Task 1: Grant Management	Task 2: Community Engagement & Participation	Task 3: Site Cleanup	Task 4: Phase II ESAs	TOTAL
Personnel	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$0	\$0
Contractual	\$15,000	\$10,000	\$0	\$125,000	\$150,000
Construction	\$0	\$0	\$850,000	\$0	\$850,000
Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs	\$15,000	\$10,000	\$850,000	\$125,000	\$1,000,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Budget	\$15,000	\$10,000	\$850,000	\$125,000	\$1,000,000

**Task 1: Grant Management:** Contractual in the amount of \$15,000, including \$5,000 to assist in drafting reports, updating ACRES, and \$10,000 for other project management activities (monthly status meetings, detailed monthly financial status spreadsheets, and updated charts on current remediation status throughout the life of the QEP contract).

Task 2: Community Engagement & Participation: Contractual in the amount of \$10,000, calculated based on three public meetings (\$2,500, or 20 QEP hours each), and website updates (\$2,500, or 20 hours over the life of the contract).

Task 3: Site Cleanup: Construction in the amount of \$850,000 for the Priority Site, including \$11,000 to prepare the ABCA and RWP, \$821,000 for removal and disposal of the asbestos piles, and \$18,000 for asbestos variance, project monitoring, and reporting.

Task 4: Phase II ESAs: Contractual in the amount of \$125,000, including (1) for the Priority Site: \$11,500 for vegetation clearing, \$3,000 for SUE/survey, \$10,500 for labor and equipment, \$17,000 for drilling and excavation, \$23,500 for laboratory analysis, \$6,000 for the field sampling plan, and \$12,500 for the Phase II ESA; and (2) for one additional site: \$4,000 to prepare a Phase I ESA; \$12,000 to prepare a QAPP; and \$25,000 to prepare a Phase II ESA

#### **f. Plan to Measure and Evaluate Environmental Progress and Results**

Status and estimated completion dates for outputs will be tracked and reported to EPA via Quarterly Performance Reports and ACRES. The anticipated short- and long-term outcomes identified in Section 1.b.ii. (number of jobs, number of housing units, etc.) will also be tracked and reported to EPA. Additionally, the Village will update ACRES property profiles beyond the life of the grant to fully capture long-term outcomes. The Village will track and evaluate the following outcomes: (1) the number of sites cleaned up and number of No Further Action determinations received from NYSDEC; (2) the number of sites and acres redeveloped; (3) the private investment and other funding leveraged; (4) the number of housing units and jobs created; and (4) the amount of additional property tax generated.

### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

#### **PROGRAMMATIC CAPABILITY**

##### **a. Organizational Capacity, b. Organizational Structure, and c. Description of Key Staff**

The Village staff has experience in administering state/federally funded projects. The Village Board consisting of the Mayor and four Village Trustees also has a history of actively managing Village affairs including capital projects and planning efforts. The administration of this grant, if awarded, would begin just as the Village completes another \$200,000 EPA-funded project. If awarded this EPA Brownfields Assessment grant, the Village will engage the services of an environmental consulting firm to oversee the completion of the programmatic and financial requirements of the grant.

The following Village staff will participate on this project: Jane Dowling, Village Clerk, will serve as the liaison between the Village and the selected environmental consulting firm and will manage the requisite EPA grant/ACRES reporting. Rachel Clothier, Village Treasurer, will process any EPA grant-related financial transactions. She will administer any funds coming to the Village related to the EPA grant, and will issue payments where needed. She will produce financial reports and audit records. Jane Dowling and Rachel Clothier have managed and administered over \$11M in grants in recent years, including the Village's FY22 EPA Assessment grant. Currently, both Ms. Dowling and Ms. Clothier are administering a \$3M WIIA grant, \$4.2 Congressionally Directed Spending Grant, among others. Ms. Dowling engages in all required NYS and MWBE reporting, and Ms. Clothier administers all funds, tracks Village labor, and issues payments.

##### **d. Acquiring Additional Resources**

As the Village of Greenwich is a small village with limited resources, the Village often engages third-party organizations to assist in grant administration. This is the approach used by the Village for the more than \$11M in grants that the Village has administered in the past decade.

The Village intends to take the same course of action if this proposal is awarded. The Village will employ a competitive qualifications-based procurement process to retain an outside consultant, in compliance with the EPA’s “Professional Service” procurement process (2 CFR 200.317-326).

**PAST PERFORMANCE AND ACCOMPLISHMENTS**

**e. Currently Has ore Previously Received an EPA Brownfields Grant**

The Village of Greenwich has received prior EPA brownfield assessment grant funding. Recent activity is summarized in the table below.

Category and Site	EPA Funding and Type	Award Year (FY)	Use of Funds	Balance of Funding	Estimated Completion
Assessment, Skybel Tissue Site	\$200,000 Site-Specific Assessment	2022	Dunbarton Site Assessment	\$0	Complete

**(1) Accomplishments**

The FY2022 Assessment grant resulted in the following outputs for the Dunbarton site: (1) procurement of a QEP; (2) cooperative agreement oversight; (3) community outreach; (4) a Phase I ESA; (5) a Phase II QAPP; (6) a Phase II ESA; (7) an updated Phase I ESA; and (8) a wetland and stream delineation. The Phase I and Phase II ESAs were critical to identifying the scope of contamination and necessary remediation and to the Village obtaining site ownership through Eminent Domain (completed on September 10, 2025). The wetland delineation was critical to ensure that the future cleanup work plan complies with NYS wetland regulations. The public meeting ensured that the public was informed on the current status of the site. These outputs and outcomes were accurately reflected in ACRES.

**(2) Compliance with Grant Requirements**

Greenwich has consistently met its work plan and cooperative agreement requirements and ensured timely achievement of results through effective management of project environmental professionals, budgets, and schedules for the Village’s previous EPA Assessment grant. Work plan outputs, schedules, and key results are compared against work plan estimates and are reported on a timely basis. The quarterly progress reporting and annual financial reports are up to date and have been completed in a timely manner. The Village’s quarterly reporting routinely links progress toward achieving grant output goals to actual performance. The Village has communicated progress and accomplishments to both its EPA Region 2 Project Officer as well as through the EPA ACRES program as required. Several parameters are calculated including program demand, efficiency, costs, and results which are tracked and reported to the EPA. Greenwich’s performance, including the completion of EPA-funded assessment project demonstrates that it is achieving the results expected. The Village issued a Final Report for the previous Grant dated January 9, 2026, demonstrating compliance with all grants and workplan requirements.

## THRESHOLD CRITERIA

**(1) Applicant Eligibility:**

- a. Type: The Village of Greenwich is a Village and is eligible for a Multipurpose Grant.
- b. Federal Taxation Exemption: The Village of Greenwich is tax exempt.

**(2) Community Involvement:** The project is a continuation of the BOA planning process and EPA Assessment grant work, both of which involved extensive public engagement. The Village has demonstrated a commitment to communications and engagement. The Village, with the support of the QEP, will continue communications with residents about the EPA grant. Monthly Village Board meetings and postings on the Village website and social media pages will be used to update the public about the project status and to solicit additional input from the public. A separate public meeting will be held to review the ABCA for the Priority Site; targeted outreach will be made to neighboring property owners to ensure they are engaged and aware. Once remediation is underway, a second meeting will be held to update residents and gather feedback. If the Task 3 Phase II ESA for the Priority Site identifies the need for further remediation, a subsequent ABCA public meeting will be held (Year 3) prior to any subsequent additional remediation. All community feedback will be shared with the Village Board to inform next steps

**(3) Target Area:** Greenwich Brownfield Opportunity Area (BOA), Census Tract Areas: p/o Washington County, NY Census Tracts 890

**(4) Affirmation of Brownfield Site Ownership:** On September 2, 2025, the Supreme Court, Washington County signed an Order of Acquisition, which was entered on September 9, 2025, granting the Village's eminent domain petition for the Priority Site located at 52 John Street (Parcel ID #237.5-6-5). Fee title subsequently vested in the Village upon the filing of the Acquisition Map with the Washington County Clerk on September 10, 2025.

- a. The Priority Site is not listed or proposed for listing on the National Priorities List
- b. The Priority Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERLA
- c. The Priority Site is not subject to the jurisdiction, custody, or control of the US government.

**(5) Use of Grant Funds:**

- a. Complete at least one Phase II ESA: Narrative pages 4-5
- b. Remediate at least one site: Narrative page 4
- c. Develop an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site. If an overall plan for revitalization of the target area that includes a feasible reuse strategy for at least one priority site already exists, please state this in your response: Narrative page 2

**(6) Expenditure of Existing Grant Funds:** N/A. The Village does not have an open EPA Assessment Grant or Multipurpose Grant. The Village drew down all funds from their FY22 EPA Assessment grant and the Final Report was submitted on January 9, 2026.

**(7) Contractors and Named Subrecipients:**

- a. Contractors: The Village has not already selected a contractor.

**b.** Named Subrecipients: N/A.