

Lewisboro Library Association
Annual meeting
January 2009

Update on Library Expansion
Project

Brief History of project

- 1997-1999 Planning by Trustees and survey
- Early 2000 Architectural Plans approved by Library Trustees
- Early 2000 Capital Fund Raising begins
- Spring 2000 Plans presented to PB and ACARC
- Fall 2003 Revised Design to meet PB and ACARC requests is presented

Brief History of Project

- Fall 2004 third Design submitted to meet objections of neighbors and town campus issues
- Spring 2005 reduced design (9,600 square feet vs. 14,000 square feet) receives backing of ACARC
- Early 2006 Town Board selects a town campus plan from options offered by PB
- Mid 2006 Town Board voices support for expansion at current site.

Brief History of Project

- August 2006 Town Board asks Library Board of Trustees to consider selling the Library building to the Town and relocating to a new building to be constructed in the Town Park on Route 35
- September 2006 Library Trustees agree to relocation provided that funding and other concerns can be satisfactorily addressed.

Brief History of Project

- October 2006 through January 2007 discussions and negotiations between Library Trustees and Town Board members continue
- December 2006 Library Trustees reaffirm willingness to relocate Library subject to a number of necessary conditions to assure success
- January 2007 Town Board passes resolution agreeing to conditions requested by Library board; price for old building 1.25 million and Town pays for SEQR and other regulatory studies and required work

Why Move the Library

- Relocating to the Town Park will allow the Library to build a state of the art facility of approximately 14,000 square feet
- Staying at the Town Campus means settling for a total of less than 10,000 square feet and not being able to include all of the needed facilities

Why Move the Library

- The economics for relocation are compelling because of added funding sources and a larger building
- Moving provides a more central location for Town residents
- The disadvantage of moving is leaving the Town Campus, a much loved and convenient site that many in the community value.

Why Move the Library

- In the end, the ability to build a library that can serve the residents of Lewisboro for many years to come and compelling economics outweigh the comfort of staying where we are.

Comparing the Costs of Moving versus staying

- As of January 1, 2009, the Library building Fund stands at about \$1,950,000 and the Unrestricted gift Fund at about \$100,000
- The last cost estimate (fall 2006) for building the then current design plan for the Town Campus site with an allowance for contingencies was approximately \$4 million (\$0.7 mill. for campus improvements)
- A very preliminary estimate (fall 2006) for a 14,000 square foot building at the Town Park was about \$5 million
- These estimates may well be too low now

Comparing the Costs & Source of Funds If Relocate

- Library Building fund= \$1.95 mill.
- Sale of Building= \$1.25 mill.
- Town pays for EIS costs
- Federal Grant (pending) \$0.196 mil.
- Rose Foundation Gift(pending) \$0.90 mil
- Total Potential Funds \$4.296 mil
- Cost= \$5.00 mill. plus
- Funds to be raised= \$0.704 mill. plus

Comparing the Costs & Sources of Funds if Stay at Town Campus

- Building Fund= \$1.95 mill.
- Federal Grant(pending)= \$0.196 mil.
- Total= \$2.146 mil.
- Cost= \$4.0 Mill plus
- Funds to be raised= \$1.854 mill. Plus

Library Requirements for Moving

- Town pays \$1.25 mill. For present library building
- Town picks up Planning Board fees, Environmental Impact study and any special remediation fees

Requirements Continued

State passes necessary legislation allowing
Library building in Town Park

State Attorney General approves sale of Library
asset

Town constructs turning lane, already approved
by State DOT. Traffic light at Park entrance
not approved by DOT

Town serves as lead agency for regulatory body
applications

Update to January 2009

- Town and Library Boards continue to try and locate the best site within the Town Park.
- Site directly above baseball field presents construction challenges (slope, setback limits, septic pumping, wetlands)
- Site near top of hill not acceptable to PB, would require paved road up steep slope plus other issues. Archeological concerns were studied and not a problem

Update Continued

- Site on north side of parking lot near Rte 35 possible but less attractive aesthetically, potential wetlands issues, parking concerns
- Site on south side of parking lot is more attractive, farther from highway, parking concerns. This site is favored by Library Board because of concerns with other sites

NEXT STEPS

- Meet with Town Board, representatives of PB, ZBA, ACARC, P&R and Town consultants to confirm Town's continued support/concerns for current approach
- If suggested site in Park is deemed doable set steps to present preliminary site plan to PB
- If site plan approved, move to building design and seek approval of various Boards
- Seek legislative and other approvals