

# **THE JOHN JERMAIN MEMORIAL LIBRARY**

## **DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

### **For the Renovation and Expansion of its Facilities**

#### **Lead Agency:**

Village of Sag Harbor Planning Board  
Inc. Village of Sag Harbor, NY  
PO Box 660  
55 Main Street  
Sag Harbor, NY 11963

#### **Project Sponsor:**

The John Jermain Memorial Library  
201 Main Street  
Sag Harbor, New York 11963

#### **Prepared By:**

David J. S. Emilita, AICP  
795 Pine Hill Road  
Westport, MA 02790

**September 28, 2010**



*Serving Sag Harbor Since 1910*

**DRAFT ENVIRONMENTAL IMPACT STATEMENT  
THE JOHN JERMAIN MEMORIAL LIBRARY  
PROPOSED ON-SITE RENOVATION AND EXPANSION  
201 MAIN STREET  
INC. VILLAGE OF SAG HARBOR, TOWN OF SOUTHAMPTON  
SUFFOLK COUNTY, NEW YORK**

**PROJECT LOCATION:** 0.325 acres located on the east side of Main Street, between Union and Jefferson Streets in the Inc. Village of Sag Harbor, Town of Southampton, Suffolk County, New York  
SCTM No.: 903-3-3-70

**APPLICANT:** John Jermain Memorial Library  
201 Main Street  
Sag Harbor, New York 11963

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**LEAD AGENCY:** Planning Board of the Village of Sag Harbor  
PO Box 660  
Main Street  
Sag Harbor, New York 11963

**Contact: Mr. Neil Slevin, Chair**  
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**INVOLVED AGENCIES:** Village of Sag Harbor Board of Trustees  
Village of Sag Harbor Zoning Board of Appeals  
Village of Sag Harbor Historic Preservation and Architectural Review Board  
Village of Sag Harbor Harbor Committee  
Suffolk County Planning Commission  
Suffolk County Department of Health Services  
State of New York Dormitory Authority

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860 Montauk Highway  
Water Mill, NY 11978**

**DATE OF PREPARATION:**

**September 28, 2010**

**AVAILABILITY OF DOCUMENT:**

This document is a Draft Environmental Impact Statement ("DEIS") pursuant to a Positive Declaration issued by the Lead Agency on May 25, 2010. Copies are available for public review at the offices of the Lead Agency and at <http://www.sagharborny.gov> and at the John Jermain Memorial Library. Public comments should be made to the Village of Sag Harbor.

Lead Agency Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

Comments Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

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A1.00	Architectural Site Plan and Zoning	Issue Date: 10/26/09	Revised: 9/24/2010
A2.00	Planting and Exterior Lighting Plan	Issue Date: 10/26/09	Revised: 9/24/2010
A3.00	Exterior Elevations	Issue Date: 10/26/09	Revised: 9/24/2010
A4.00	Exterior Elevations	Issue Date: 10/26/09	Revised: 9/24/2010
A5.00	Proposed Lower Level Plan	Issue Date: 10/26/09	Revised: 9/24/2010
A6.00	Proposed Level 1 Plan	Issue Date: 10/26/09	Revised: 9/24/2010
A7.00	Proposed Level 2 Plan	Issue Date: 10/26/09	Revised: 9/24/2010
C1.00	Existing Conditions Survey 1:20	Issue Date: 10/26/09	Revised: 9/24/2010
C2.00	Existing Conditions Survey 1:10	Issue Date: 10/26/09	Revised: 9/24/2010
C3.00	Grading and Drainage Plan	Issue Date: 10/26/09	Revised: 9/24/2010
C4.00	Details	Issue Date: 10/26/09	Revised: 9/24/2010

## 1.0 Executive Summary

The proposed project entails an expansion of 7,267 SF to the rear of the existing 7,084 SF Library, including a full basement on both the existing and expanded buildings, resulting in a 14,351 SF building. The existing library will be renovated, and together with the expansion, the facility will continue to be a destination with short duration visits, where patrons may borrow from the library collection. The expansion will also provide patrons with dedicated program and research space, a community room, business center, a periodical reading area and a community art gallery. The project will make the facility fully ADA compliant, improve the HVAC system and provide a sprinkler system. Leadership in Energy and Environmental Design (LEED) standards will be incorporated in the expansion and, where possible, in the renovation of the existing structure.

Figure 1.0 Aerial photo and major cultural and civic features showing the location of the Library and other civic and cultural facilities in the Village:



Credit: Newman Architects, PC.

On May 25, 2010, the Sag Harbor Village Planning Board, as Lead Agency, adopted a Positive Declaration for the proposed project, signifying that it may have a significant impact on the environment and requiring an environmental impact statement to be prepared. The Positive Declaration identified six major areas of potential impact: **(See Appendix 1: SEQRA – Positive Declaration)**

- Transportation and Parking
- Short-term Construction Impacts
- Impacts to Groundwater

- Aesthetic Impacts
- Alternatives to the Proposed Project
- Impacts Related to the Temporary Relocation

This DEIS is in response to the Positive Declaration. It contains a detailed discussion on each of the points listed above. These may be summarized as follows:

- Transportation and Parking

The Library has conducted several parking and traffic analyses since 2003 in anticipation of the proposed expansion. These studies were aimed to determine travel modes to the Library and impacts to traffic and parking patterns in the vicinity. The studies found that an increasing proportion of Library patrons are arriving by means other than single purpose auto trips in recent years. Study analysis found that anticipated levels of parking demand based on actual patron surveys are less than the levels calculated from standard traffic and parking reference works and less than the parking requirements of the Village Zoning Code.

A large amount of parking availability exists in the vicinity of the Library. Some of it is located on dedicated off-street lots closer to downtown, but a large amount also exists on-street. However since most of it is not striped, the precise number of on-street spaces in the vicinity of the Library heretofore had been unknown. A survey of this resource for the DEIS has located where these spaces are available. The number of nearby available on-street spaces at the expected peak hour of Library use was matched with the Library's peak hour demand. This match of available on-street spaces shows an expected surplus of existing spaces, even if nearby institutions are operating at their peak hour and other known on-street parking demands are met. There will be a permanent increase in Library peak hour parking demand from the present 30 spaces at peak hour to 48 spaces at peak hour as discussed in **Section 4.5.3**. The DEIS demonstrates that even at peak hour, these spaces would be expected to be available within a short walking distance from the Library.

The potential exists to stripe unrestricted parking spaces near the Library to regularize the parking pattern and provide for additional pedestrian safety. In addition to the existing designated handicapped parking stall that is located in front of the Library and within the Main Street roadway, three (3) new handicap parking spaces are proposed along Jefferson Street. A "No Parking Zone" within the Main Street and Jefferson Street roadway curvature will be proposed. This improvement is intended to increase the line of sight within this intersection and promote pedestrian safety. As part of the pavement marking improvements, the existing designated crosswalks in the vicinity of the Library site will be reestablished. New designated lined crosswalks will be provided through the intersections of Main Street and Jefferson Street and Main Street and Union Street as approved by the Village of Sag Harbor.

- Short-term Construction Impacts

There will be construction equipment on the site and operating potentially twelve hours a day for six days a week. Some localized variable change in air quality due to emissions from construction vehicles depending on the type of equipment being used and the duration of operation will occur. Some localized increase in noise levels during construction due to the operation of construction vehicles and equipment will occur. These impacts may be moderate to the immediate abutters; all reasonable and practical noise abatement techniques will be employed.

Increased traffic from construction and contractor vehicles arriving and departing the project site will be spread out over the construction period. These impacts will dissipate at some distance from the Library as this traffic blends in with the existing traffic stream. Contractor parking will occupy from 5 to as many as 18 on-street parking spaces. These spaces are typically readily available during the non-summer months. Closure of the Library during construction would free up some or all of these spaces normally used by Library employees and patrons. As the Library proposes to close Jefferson Street along its frontage, traffic intended for Jefferson Street during the period of construction will likely use Union Street. The number of new turning movements using Union Street will not be significant.

There will be a minor increase in contractor truck parking for the interior renovation of the space at 34 West Water Street into temporary library space. This will last for no more than three months. There will be a minor increase in employee and patron traffic and parking demand, estimated to be no more than the 33 vehicles. This impact is not deemed significant, particularly in view of the parking available in the nearby vicinity.

- Impacts to Groundwater

There are no significant adverse impacts to groundwater anticipated whether the preferred alternative for wastewater treatment, connection to the municipal system, was to be used; or a reconstructed up-to-date onsite system to be reviewed and approved by the Suffolk County Department of Health Services.

- Aesthetic Impacts

Aesthetic impacts are expected to be limited as the project will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Replaceable landscaping removed for construction will be replaced. Old or diseased landscaping will be replaced in kind. Buffer vegetation will be planted in concert with the easterly abutters. Daytime shadows cast by the addition will be limited, and will be less than those of the original structure. Nighttime light trespass onto adjacent properties will not occur as the interior lighting will have a muted effect. Plaza and walkway lighting will be limited. The Library will be lit only when in use.

- Alternatives to the Proposed Project

*No-Build:* The Library is now non-compliant with state-set minimum physical standards for public libraries, including standards on accessibility. Failure to restore the historic building and expand it to house new mechanical systems risks both the safety of staff and patrons and the health of the structure, a contributing building to the federally-designated Sag Harbor Historic District. It could result in the Library losing its certification, a severely adverse impact.

*425 Main Street:* The site is adjacent to Mashashimuet Park, and land at and near the park is environmentally sensitive. The estimated cost projections for a new 6000 square foot building at 425 Main would be around \$6 million, with another \$1 million needed for land acquisitions, title search, soil borings, Pine Barren Credit fees required in order to obtain clearance for a cesspool, and bonding and legal fees. Additionally, the facility proposed in 2009 for 425 Main, designed to house programming, archives and a computer lab, would have required a significant increase in staff. Seven full-time equivalent (FTE) additional positions would be required, or roughly a half million dollars in salaries, training, and combined benefits at today's rate. That represents a 50% increase in the Library's operating budget; this alternative is not financially feasible. A proposed bond issue for a second library building at 425 Main was defeated by the public on December 14<sup>th</sup>, 2004, effectively eliminating this alternative.

*Acquisition of Adjacent Properties for Structures or Parking:* The property at #6 Union Street is currently in foreclosure and the Library understands that criminal proceedings are apparently underway against at least one of the principals of the ownership corporation (**see Section 2.5.3**). Thus any direct involvement with this property could seriously jeopardize the schedule of the Library's project and given the foregoing, any cooperation by such property owner is remote if not impossible. The property at #5 Jefferson Street is owner-occupied and the owner has not indicated a desire to sell the property. Since neither party has expressed an interest in selling some or all of their property to the Library for building purposes, nor does the Library possess the power of eminent domain, only a willing buyer/willing seller transaction could make this alternative possible. In any event the current project budget does not include funding for additional property acquisition, effectively eliminating this alternative.

- Impacts Related to the Temporary Relocation

The Library proposes to use quarters located at 34 West Water Street as the temporary location for Library functions when the home structure at 201 Main Street is being renovated and expanded. During the time of construction, the Library will have a reduced program and limited number of materials available for circulation and use.

The site at 34 West Water Street accommodates 34 parking spaces. These are located to the east of the structure and do not provide direct access to the proposed Library space. Large public and private parking lots are located in the vicinity of 34 West Water Street. Sufficient public parking is available in these lots for use for customers and patrons of establishments on and west of Main Street. The parking requirement for a Library use is no greater than the use previously occupying these premises, a gym/fitness center. The Library will be using the same square footage of floor area (3,625 sq ft) as the previous fitness center use.

It is estimated that the proposed temporary Library location will use/generate about one-half of the daily wastewater flow to be sent to the Sag Harbor Village treatment facility as the previous use based on the current design standards of the Suffolk County Sanitary Code.

The Sag Harbor Village Planning Board on August 24, 2010 determined that the temporary relocation to 34 West Water Street is a Type II Action, requiring no further environmental review and granted a waiver of Site Plan Review for this portion of the project. **See further documentation in Appendix 6.**

- Mitigation Measures

Certain mitigation measures will be incorporated into the project. Noise from construction equipment and air quality are regulated by the USEPA. Noise control measures will be incorporated into the contract documents. Clean air diesel rules will be implemented by USEPA during the construction period. On-site diesel generators will not be necessary. Blasting will not be necessary; pile driving is not anticipated under known sub-surface conditions. Vibration precautions and control measures will be included in the contract documents. Work force arrival and building materials delivery will be regulated. Special provisions will be made for work force break and lunch times. Daily site policing will be instituted. Best management practices with respect to urban runoff, erosion and sedimentation control will be incorporated.

With the mitigation measures proposed herein incorporated into the project, and considering all the unavoidable adverse impacts, the proposed project will not cause a significant adverse impact on the environment, if completed as proposed in this DEIS.

- Access to 5 Jefferson and 6 Union Street

The Library's property line retaining wall with the abutting neighbors at 6 Union Street and 5 Jefferson Street is failing.

The property owner of 5 Jefferson Street has agreed to the proposed work involved to repair the property line retaining wall and has provided the Library with permission to access their property in order to replace the retaining wall (**See Appendix 5 and Sections 4.3.2, 5.1.1 and 5.1.2, Stage 2**).

Due to the legal issues involving the ownership of 6 Union Street (**see Section 2.5.3**), owner signoff to access the property to replace the retaining wall is not feasible. As such, the replacement of the Library's property line retaining wall is not a feasible alternative. Therefore the Library is proposing as an alternative to stabilize the existing retaining wall with 6 Union Street neighbor, with shoring, cut off the wall below grade and replace with clean fill to the grades between the Library's property and 6 Union Street. All unsafe and overhanging vegetation (on the Library's side of the property line) will be removed and trimmed as necessary. All such activity relating to this property boundary will be conducted on the Library's property.

## 2.0 Description of Proposed Project

### 2.1 Project Description

The John Jermain Memorial Library opened in its current facilities in 1910, and has continuously provided library services to the residents of the area now defined as the Sag Harbor Union Free School District. On June 29th 2009, residents of the Sag Harbor Union Free School District approved a \$9,987,500 referendum for the complete restoration of the historic 1910 building of some 7,084 square feet and the addition of a three-story 7,267 square foot addition to be located within the boundaries of the lot. 83% of the votes cast were in favor of the project. Additional necessary funds for the project will be secured through grants and donations. The Project will include:

- An elevator
- Handicapped-accessible entry
- Handicapped-accessible bathrooms
- Handicapped accessible collection spaces
- More room for adult books and media
- Expanded space for children's, teen and family services
- Areas for class visits and student research
- A climate-controlled archive for rare historic materials
- A new community room for programs and classes
- A Business Center with public computers, scanners, copier, and fax machine
- A periodical reading area
- A community art gallery
- A new, efficient HVAC system
- Improved safety measures including a sprinkler system
- Staff areas for more efficient programming and preparation of library materials
- The complete repair and restoration of the historic building, including the third floor rotunda and dome, returning that area to its original function as a quiet reading space
- Incorporation of Leadership in Energy and Environmental Design (LEED) standards in the new construction and, where possible, in the renovation of the existing structure
- Improved sanitary treatment in the form of a new septic system on-site. An extension of the sewer main in Main Street to the Library was denied by the Village Board of Trustees on August 10, 2010. **See Appendix 2**
- The Library will operate out of a temporary facility at 34 West Water Street, during the period of major construction
- Incorporation of LEED® construction features

The site specific plans submitted to the Planning Board for the project are contained in **Appendix 3: Full Size Civil and Architectural Drawings**. The plans show the existing conditions, proposed site plan and zoning data, planting and exterior lighting plans, exterior elevations, floor plans, proposed grading and drainage, sewer main extension, off-street parking and loading requirements, and building and internal egress plans.

### 2.1.1 Project Setting and Site Design

#### **Existing Building**

The John Jermain Memorial Library is a Free Association Library chartered by the State of New York to serve the residents of the Sag Harbor Union Free School District. The Library is a member of the Suffolk Cooperative Library System and an institutional member of the New York Library Association.

The Library is located at 201 Main Street, Sag Harbor, New York 11963; (SCTM 903-3-3-70) in the Sag Harbor Historic District established by New York on July 20<sup>th</sup>, 1973 (with subsequent boundary increases). The Library was designated as an historic landmark by the Village under the provisions set forth in the Sag Harbor Village Building Code 55-15.4, and is a contributing building within the National Register-listed Sag Harbor Historic District.

The Library was commissioned and built by Mrs. Russell Sage in memory of her grandfather, Major John Jermain, and presented by her as a gift to the people of Sag Harbor. On October 10, 1910, the doors opened with 5,000 volumes available and with Mrs. Olive Pratt Young acting as librarian. On June 17, 1912, a Deed of Trust was executed by Mrs. Sage in which the Library, its grounds and equipment were deeded to a body of Trustees under the laws of New York State. The Library was granted an Absolute Charter by New York State in 1957 as an Association Library, with charter amendments approved by New York State in July 2009 (Sources: Deed of Trust June 17, 1912; Absolute Charter May 24, 1957; See Appendix #4.)

The existing building is crowded with Library collections, services, and staff. Almost since its completion, the building and its site has been challenged by its layout and available space. It is difficult to do any improvements within the current four walls without seriously compromising the Library's ability to offer services and programs. Even merely replacing the handicapped-accessible required elements (elevator, stair and toilets) inside the existing walls would occupy one third of the current usable floor area.

#### **Existing Site**

The 14,172 square foot site is located in the Historic District, which includes much of downtown Sag Harbor. Like most structures that predate this designation, its current configuration does not comply with the current zoning codes regarding site coverage, setbacks, or parking. The site's limitations place practical constraints on the size, shape and height that a proposed addition may take. While an expansion of the existing building is certainly physically possible within the confines of the existing site, of practical necessity, it must take place "behind" the existing building so as not to diminish its physical prominence.

Existing landscaping is both ornamental and functional. Landscape elements along the front and sides provide a relief and contrast to the structure. Most of the species are in good shape and are intended to be removed and replaced on the site as close as practicable to their current locations. A few species are too old or diseased to be replaced themselves. Planted and naturally occurring shrubs and trees along the easterly wall provide a screening of sorts, but they are also fatally compromising the retaining wall. At present access to the adjoining property at 6 Union Street cannot be obtained. Therefore the Library is proposing that the failing property line retaining wall must be stabilized, shored, cut off below grade and buried, the grade with then be repaired to match the height of 6 Union Street. All unsafe and overhanging vegetation (on the Library's side of the property line) will be removed or trimmed as

necessary. All such activity relating to this property boundary will be conducted on the Library's property.

#### 2.1.2 Access and Parking

The traditional principal access to the building from the westerly front porch will remain essentially as it is now. The handicap-accessible lower entrance will remain on the Jefferson Street side but improved from the existing conditions. The walkway to the lower level will be improved with a ramp brought closer to the Main Street corner. The patio area in front of this entrance will be sunken approximately five feet below the adjacent sidewalk with improved drainage. A bicycle rack will be placed next to the lower entrance door.

Vehicular access and conventional parking will remain essentially unchanged with the exception of three added handicap-accessible spaces on the south side of Jefferson Street nearest the entrance to the lower level, pending approval by the Village Board of Trustees.

#### 2.1.3 Landscaping and Screening

Much of the current landscape character is intended to remain as it appears now. Mature trees will remain as indicated on the *Planting and Exterior Lighting Plan* in **Appendix 3 ("A2.00")**. The new plantings and grasses are native to or are hardy in the region and chosen to eliminate the need for irrigation.

The vegetation on the Library's side of the property line, along the east wall bordering #6 Union Street currently compromising the structural integrity of the property line retaining wall will be trimmed or removed as necessary. The pylon will remain and be repaired as necessary, and property line retaining wall will be stabilized, shored, cut off below grade and buried, clean fill will replace the removed retaining wall, topsoil will be added and entire area seeded. At the time of this DEIS it is not possible to obtain sign-off from the current owner (**see Section 2.5.3 and Appendix 5**).

The property at #5 Jefferson Street will have its existing landscaping replaced with a variety of ground cover, shrubs and trees. The ground cover layer will consist of hostas, lilies (*liriope and hemerocallis*) and cinnamon ferns; shrubs will consist of three each of *ilex glabra*, Knock Out® rose, and hydrangea, and specimen trees, two each of callery pear (*pyrus calleryana*) and European hornbeam (*carpinus*). This will have a layered screening effect on this property rather than completely blocking its view of the Library. The owner of this property has agreed to this plan. (**See Appendix 5 and Section 2.5.3 for further discussion**).

#### 2.1.4 Utilities

New utilities and infrastructure will be located in-ground or on the roof of the new addition where they will be hidden from most views. A new trash location will be located at the rear of the property, screened by topography and a metal gate as shown on the *Planting and Exterior Lighting Plan* in **Appendix 3 ("A2.00")**. The owner of the abutting property has agreed to this plan. (**See Appendix 5**).

The subject property is currently provided with public water, electricity and telephone services through underground distribution lines. Gas service is available, although not currently used.

Pending further engineering and approval from the Village Fire Marshal, there is a potential necessity for the addition of a fire pump to be added to the project scope in order to boost the water pressure and ensure a properly functioning fire sprinkler system. If this is deemed necessary, the fire pump will be located in a mechanical vault on the southwest corner of the property screened by topography and will require a backup generator, which will be located on the roof in the mechanical penthouse enclosure.

The proposed action would involve abandoning (removing) the existing utility services (water, electric and telephone) and replacing them with new services, including a natural gas service and cable television service. All the new utility services would be underground and installed in a manner that would comply with the requirements and standards of the public purveyor of the respective utilities (Suffolk County Water Authority, National Grid/LIPA, Verizon and Cablevision).

#### 2.1.5 Stormwater Management

The proposed stormwater management plan for the project would include the installation of catch basins, trench drains, leaching catch basins and leaching basins to capture and recharge all stormwater on-site, as indicated on the *Grading & Drainage Plan*. A copy of this plan is contained in **Appendix 3: Full Size Civil and Architectural Drawings ("C3.00")**. The drainage system is designed to capture and contain at least a two-inch rain event with a total design capacity of approximately 2,780 cubic feet. The proposed stormwater management plan is further detailed in Section 4.2.1 of this DEIS.

#### 2.1.6 Temporary Location of Facilities

As part of the overall planning for its renovation and addition program, the John Jermain Memorial Library has arranged for a temporary location at premises known as 34 West Water Street (SCTM 903- 2-2-8). Such space consists of 3,625 sq ft, located in a portion of an existing one-story commercial building located at the above site. It is the intention of the Library to utilize such temporary space until the completion of the renovation and addition to the existing Library facility at 201 Main Street. The time frame for the rental of this space is estimated to be approximately 24 months.

The proposed temporary site is located in the Village Zoning District classification "VB", or Village Business, in which a Library is a permitted use under the Village of Sag Harbor Zoning Regulations, Chapter 55 of the Code of the Village of Sag Harbor. No change to the exterior of the existing building is proposed by virtue of the Library's intended temporary use of this space, the sole alterations being interior alterations only, with no expansion or increase in usable floor area in the existing building. A minor access alteration will be made to comply with handicap-accessible requirements and the bookdrop will be located near the entrance.

The subject space was most recently occupied by a gym/fitness center, which under Chapter 55 of the Code of the Village of Sag Harbor is a special exception (conditionally permitted) use. The John Jermain Memorial Library applied to the Planning Board of the Village of Sag Harbor for a Waiver of Site Plan requirements pursuant to provisions of §55-14.6 of the Village Code (**See Appendix 6: Letter From Gil Flanagan to the Village of Sag Harbor Planning Board, dated June 30<sup>th</sup>, 2010**), particularly subsection A (2) thereunder, inasmuch as the proposed temporary library use meets all of the standards contained in §55-14.6 A (2), in that

- a) It does not result in an increase in floor area (see above);
- b) It does not have a parking space requirement greater than the parking space requirement for the existing uses set forth in the schedule of off-street parking space requirements of the Village Code (§55-9.6 (D) of the Village Code provides that a public art gallery, library, or museum contains the same parking requirements as for auditoriums, gymnasiums, and similar uses, thereby resulting in no change of the parking requirements);
- c) The existing use is a special exception use and the proposed use is a permitted use; and the proposed library use does not result in different, increased, new, or additional Health Department sanitary flow or other requirements (see analysis of The Raynor Group attached hereto and made a part hereof), actually having a lesser flow requirement than a gym.

At the August 24<sup>th</sup> Village of Sag Harbor Planning Board public meeting the Planning Board granted the Library the Waiver of Formal Site Plan Review for the temporary space located at 34 West Water Street. To date the Library has made an application to the Village Building Department for a Building Permit for the interior work necessary to utilize the space. (See Appendix 6: Letter from the Village of Sag Harbor Planning Board waiving Site Plan Review for the Library's temporary space located at 34 West Water Street, with attached report from Richard Warren, AICP of Inter-Science Research Associates)

## 2.2 Objectives of the Project Sponsor and the Purpose, Benefit and Need For the Project

The existing building has physical repair issues creating health and safety risks to both staff and patrons. Water infiltration has caused significant damage to the walls, windows, dome, laylight and roof of the existing building. The facility is not ADA compliant. Title III of the Americans with Disabilities Act (ADA) requires that public accommodations such as historic buildings be made ADA accessible, unless it is determined that such an addition compromises the integrity of the building (<http://www.access-board.gov/adaag/html/adaag.htm#4.1.1>). Since the Library is, in fact, proposing a substantial addition the project plans must by law include an accessibility component. In regards to the appropriateness of the addition, in July of 2009 the NYSOPRHP stated "that the proposed addition in theory will have No Adverse Impact on the historic and cultural resources of Sag Harbor". HVAC systems and wiring are outdated and inefficient. Roughly \$5 million of the approved funds are for the repair and restoration of the existing building. New HVAC systems and Americans with Disabilities Act compliance measures, including an elevator and accessible bathrooms, will add just over \$2.2 million.

The expansion will cost just over \$2.5 million and will provide the additional interior space needed for code compliance (e.g. elevators, bathrooms, mechanical equipment) and library services (shelving and seating). Of the total 7,267 SF of the addition, 3,262 SF, or 45% will be taken up in storage and mechanical space, walls, code compliance, toilets and stairs; 994 SF, or 14%, will be staff area only; 3,011 SF, or 41% will be for public library usage (book stacks, reading area and program space) **For further discussion refer to Section 4.5.5.** Taken together, the repair and restoration of the existing building and expansion will utilize the full amount of the 2009 bond issue. These improvements are needed to serve the growing population of the service area.

## 2.3 Construction Schedule

At the time of this DEIS the primary determinant in the construction schedule is the actual start date. This is dependent upon the Library receiving all of its approvals and the issuance of a Building Permit from the Village of Sag Harbor. For the purpose of this analysis, it is assumed that the Library will have all permits in place and can begin construction in mid to late November 2010. As there is a portion of the work that the Library can commence prior to the issuance of a Building Permit, this leaves the Library with two scheduling alternatives:

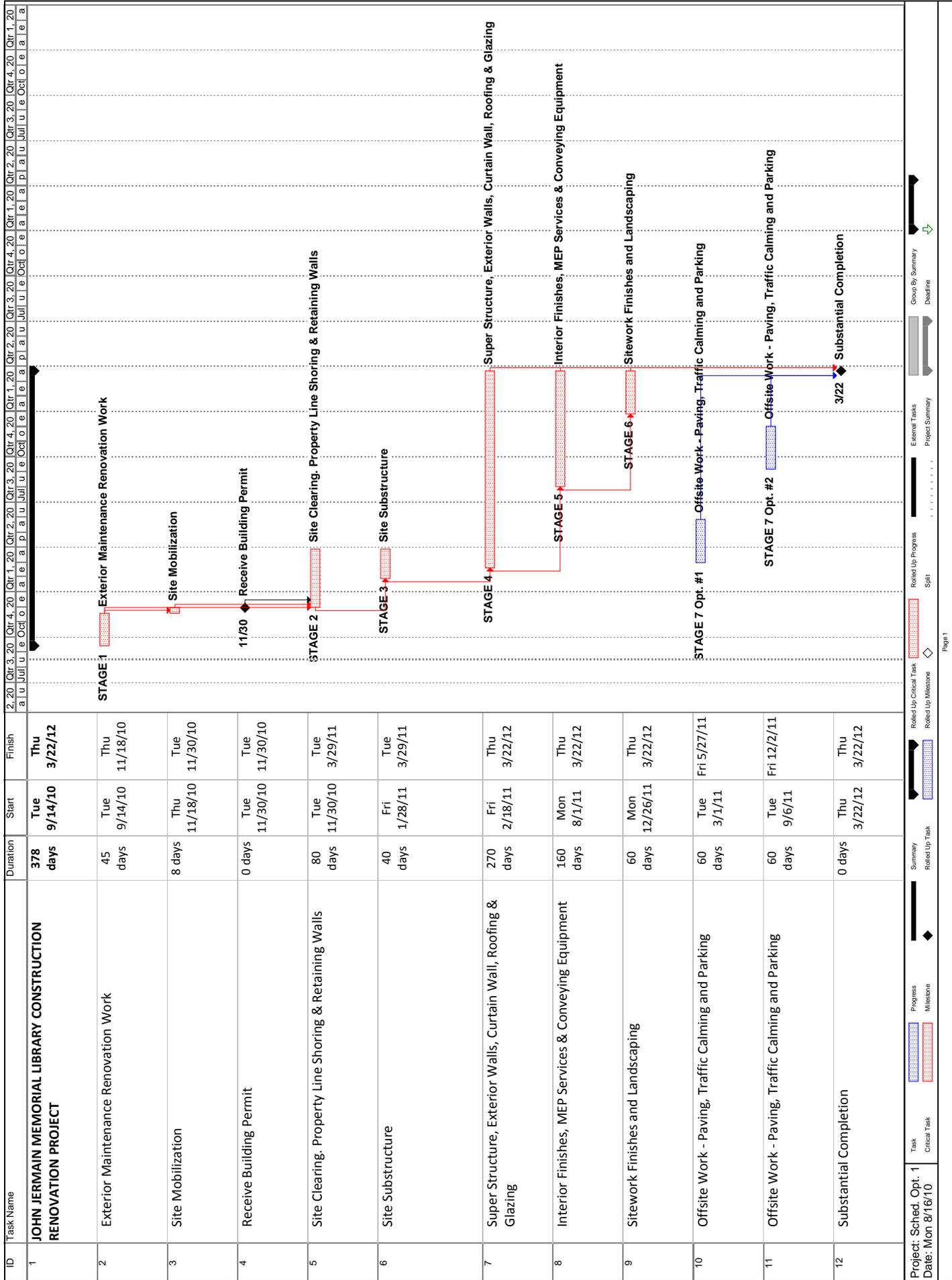
### **Option No.1**

If the Library chooses to commence the work outlined in Stage 1 with a Certificate of Appropriateness from the Board of Historical Preservation and Architectural Review, this work would start on or about September 15<sup>th</sup> 2010 and take approximately 3 months. Assuming approvals and issuance of Building Permit no later than November 28<sup>th</sup> 2010, the total duration of the balance of construction would be approximately 15 months, with the commencement of construction on or about December 1<sup>st</sup>, 2010.

#### Option No.1 — 18 Months (September 2010 — March 2012)

- Stage 1: Exterior Renovation work Fall 2010
  - Duration: Approx. three (3) months
  
- Stage 2 — 7: Balance of Construction
  - Duration: Approx. fifteen (15) months
    - Stage 2: Approx. four (4) months
    - Stage 3: Approx. two (2) months — lapping Stage 2 by two months
    - Stage 4: Approx. thirteen and a half (13.5) months
    - Stage 5: Approx. seven and a half (7.5) months, lapping Stage 4 by seven and one half (7.5) months
    - Stage 6: Approx. three (3) months lapping Stage 4 and 5 by three (3) months
    - Stage 7 (Schedule independent): Approx. three (3) months; March — May 2011 or September — November 2011

Figure 2.3 Construction Schedule - Option 1 (Gantt View)



## Option No.2

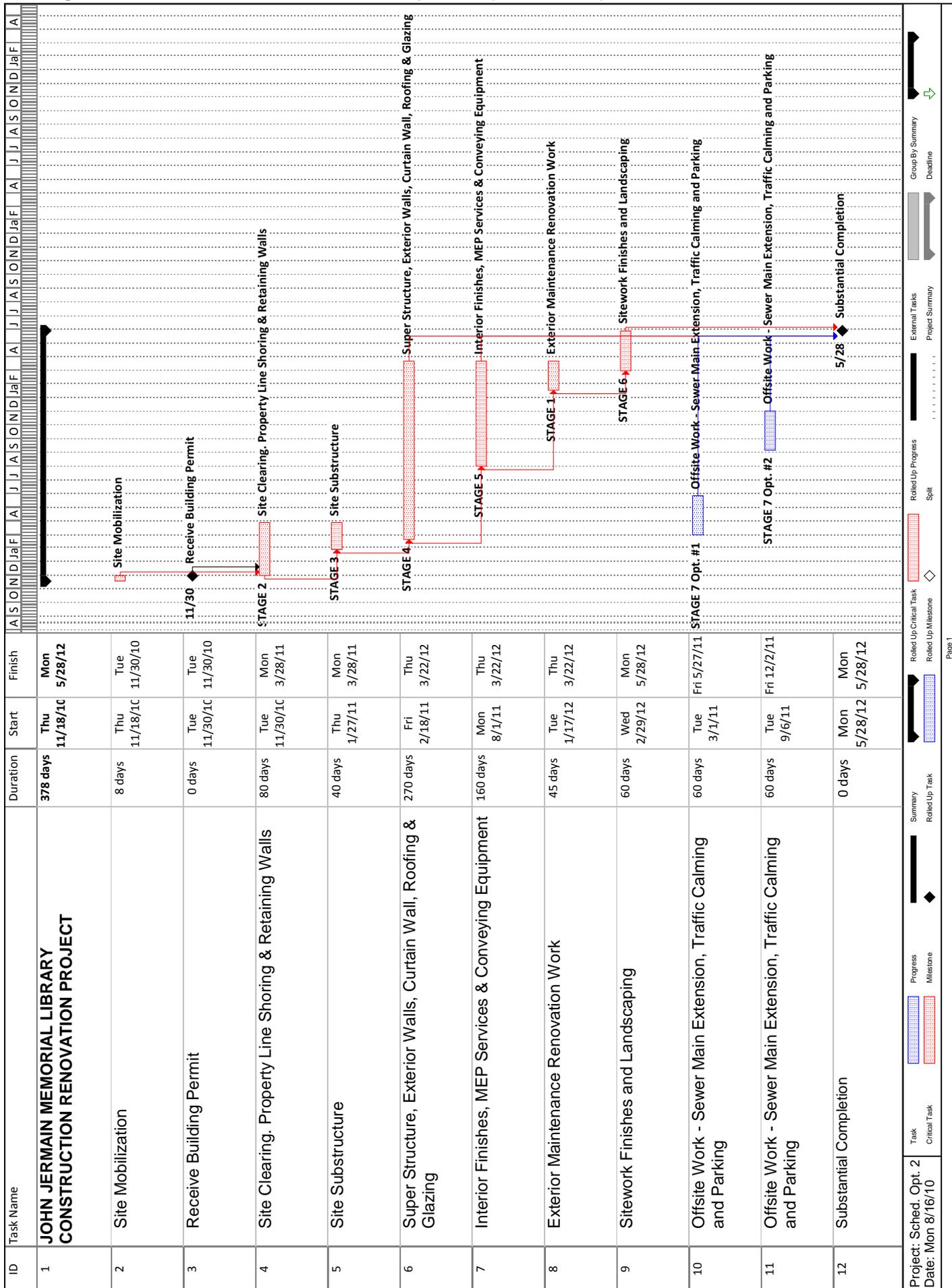
If the Library chooses not to commence the work outlined in Stage 1 with a Certificate of Appropriateness from the Board of Historical Preservation and Architectural Review and waits for the issuance of a building permit, this work would not start until the last three months of Stage 5. Assuming approvals and issuance of building permit no later than November 28<sup>th</sup>, 2010, the total duration of the construction would still be approximately 18 months, with the commencement of construction on or about December 1<sup>st</sup>, 2010.

It has been assumed that the construction process for the John Jermain Memorial Library Expansion and Renovation project will run consecutively from the start to the finish as outlined in Section 5.1. The overall construction duration has been estimated to be eighteen (18) months. To complete the project within that time frame, many of the project's stages have been scheduled to run parallel to one another, in an attempt to limit off-site disturbance during the busy summer months of May through August. Below is the detailed schedule for the two build alternatives:

### Option No.2 — 18 Months (November 2010 —June 2012)

- Stages 2 — 5: Major Construction Start November 2010
  - Duration: Approx. fifteen (15) months
    - Stage 2: Approx. four (4) months
    - Stage 3: Approx. two (2) months — lapping Stage 2 by two months
    - Stage 4: Approx. thirteen and a half (13.5) months
    - Stage 5: Approx. seven and one half (7.5) months, lapping Stage 4 by seven and one half (7.5) months
- Stage 1: Exterior Renovation Work – Spring 2012
  - Duration: Approx. three (3) months
- Stage 6: Site work finishes
  - Duration: Approx. three (3) months commencing upon removal of scaffolding in Stage 1
- Stage 7 Offsite work (Schedule independent)
  - Duration: Approx. three (3) months; March — May 2011, or September — November 2011

Figure 2.3.1 Construction Schedule - Option 2 (Gantt View)



## 2.4 Required Permits and Approvals

The Library will be required to obtain the following permits and approvals from the agencies listed, in order to commence construction on the site:

Table 2.4 Required Permits and Approvals

Permit/Approval	Agency
Site Plan Approval	Village Planning Board
Dimensional Variances Parking Variance	Village Zoning Board of Appeals
Certificate of Appropriateness	Village Historic Preservation Architectural Review Board
LWRP Consistency	Village Harbor Committee
Handicap Parking on Jefferson St.; Jefferson St. temporary closure; construction trailer on Main St. sidewalk	Village Board of Trustees
Geothermal Wells (Long Island Well Permit)	NYSDEC
Wastewater Approval: On-Site Septic System	Suffolk County Department of Health Services

### 2.4.1 Site Plan Approval from the Village Planning Board

Under Section 55-14.3 of the Sag Harbor Village Zoning Code, “Any application for a building permit for any use, building or structure and any change of use from any use described in the Table of Uses herein to another use on said Table or to any other use and **any enlargement of an existing use** (emphasis supplied) shall require site plan approval by the Planning Board.” The Library, in seeking to enlarge its facilities, must comply with this section of the Village Zoning Code. A site plan application was submitted on February 8, 2010 and was deemed complete on March 1, 2010. A Positive Declaration was issued on May 25, 2010, requiring the preparation of this DEIS.

### 2.4.2 Dimensional and Parking Variance from the Village Board of Zoning Appeals

Due to the extreme site limitations, the expansion of the Library on its present site, as well as many of the features of the existing building, are non-conforming with respect to the Sag Harbor Zoning Code. Built about 100 years ago, it preceded the adoption of zoning in the Village, which did so on August 2, 1949. It is thus necessary to request certain variances from the Zoning Code in order to enable the addition

to the existing Library to occur. In accordance with the present plans for the Library, the following variances are requested:

§ 55-4.3: Front yard variance to 31.2 feet from 35 feet from Jefferson Street

§ 55-4.3: Minimum side yard variance to 10.0 feet from 15 feet from southeast lot line (Castaldo)

§ 55-4.3: Rear yard variance to 3.5 feet from 30 feet from northeast property line

(Morpurgo/Glass)

§ 55-4.3: Total building lot coverage to 41% from 20%

§ 55-4.3: Total lot coverage to 67.7% from 25%

§55-9.6: Off-Street parking relief to the extent of 28 off-street parking spaces being the net increase in off-street parking requirements by virtue of the proposed project (total of 84 spaces required for overall Library Facility; none provided on site).

§55-9.6: Off-Street loading relief to the extent of 1 off-street loading space being the off-street loading requirement, unless waived by the Planning Board; (none now provided on site).

§ 55-9.3: Maximum building height for proposed addition to 38.583 feet (38'-7") from 35 feet

§ 55-9.3: Pyramid Law (Sky Plane) relief to the extent of 15,000 cubic feet.

Relief pursuant to, and from the provisions of, § 155-12.6 B(1)(a) to the extent of expanding a non-conforming building used for a conforming use to an extent in excess of 50% of the existing gross floor area (existing gross floor area 7084 square feet; proposed addition 7267 square feet; proposed expansion 102.58 %)

Upon completion of the SEQR process, in which the Zoning Board of Appeals is an Involved Agency, the application will be placed before the Zoning Board.

#### 2.4.3 Design Approval from the Village Historic Preservation Architectural Review Board

Because the Library is a designated historic and cultural landmark in the Village of Sag Harbor, it is subject to the provisions of Article 13 (Board of Historic Preservation and Architectural Review) of the Village Zoning Code. Therefore an application to the Board would be necessary in order to obtain a Certificate of Appropriateness. The Board, as an Involved Agency, may render its decision following completion of the SEQR process.

#### 2.4.4 Wastewater Approval Alternatives

The subject site is currently served by an existing on-site subsurface sanitary sewage disposal system. The project as originally proposed would have involved abandoning (removing) the existing sanitary system and constructing either a new sewer service connection to the Sag Harbor Sewer District or a new on-site subsurface sanitary sewage disposal system. The proposed wastewater improvements and approval alternatives are further detailed below.

#### 2.4.4.1 Connection to Village Wastewater System

One of the proposed wastewater approval alternatives was to connect to the Village of Sag Harbor Sewer District. This alternative (option) required an extension of the Sag Harbor Sewer District, which was subject to approval of the Village of Sag Harbor Trustees. The extension of the Sewer District failed to achieve the endorsement by the Sag Harbor Village Board of Trustees and the petition that was filed on behalf of the applicant was denied. A copy of the decision is contained in **Appendix 2**.

A copy of the Engineering Report and Sewer Main Extension Plan with Profile that was submitted to the Village for their consideration is contained in **Appendix 7**.

In addition to the requirement of obtaining approval from the Village of Sag Harbor Board of Trustees, the sewer main and service improvements would have been subject to the approval of the Suffolk County Department of Health Service Office of Wastewater Management.

#### 2.4.4.2 On-site Sanitary System

Based upon the decision rendered by the Village Board of Trustees, which denied the applicant's petition to extend and connect to the Sag Harbor Sewer District, the only feasible wastewater treatment alternative would be to construct a new on-site subsurface sanitary sewage disposal system. The new on-site sanitary system would be located within the northerly side yard of the site and match the existing grade from the present Library building to the Union Street retaining wall. It would be subject to the approvals of the Suffolk County Department of Health Services Board of Review and its Office of Wastewater Management.

Based on the current design criteria of the Suffolk County Sanitary Code, the total proposed hydraulic load associated with the proposed use and development (building addition/renovations) is approximately 625.5 gallons per day of wastewater. The total hydraulic load flow calculations are as summarized below:

Library 14,351 SF x 0.03 GPD/SF	= 430.5 GPD
Occupants (Meeting Room) 34 (Occupants) x 5.0 GPD/Occupant	= 170.0 GPD
Occupants (Employees) 10 (Occupants) x 2.5 GPD/Occupant	= 25.0 GPD
Total Proposed Hydraulic Load	= 625.5 GPD

Based on the Total Proposed Hydraulic Load of 625.5 GPD and the current design standards of the Suffolk County Sanitary Code, the proposed on-site subsurface sewer sanitary system would consist of one (1) – 1,500 gallon Septic Tank and two (2) – 8 foot diameter by 8.5 feet deep (effective depth) Leaching Pools.

The plan that depicts the proposed on-site sanitary system including a sanitary profile detail and design calculations, which would demonstrate conformance standards of the Suffolk County Sanitary Code, is contained in **Appendix 3: Full Size Civil and Architectural Drawings (Dwg. No. C3.00)**.

## 2.5 Alternatives

### 2.5.1 No Action

This alternative, otherwise known as the “No-Build” alternative, must be considered to assess the proposed action against not doing anything at all, or doing only normal interior maintenance alterations. In this case, the Library would remain non-handicapped compliant, continue to have serious sanitary, heating and ventilation problems and be in danger of losing its certification.

The John Jermain Memorial Library is a Free Association Library officially chartered by New York State on May 24<sup>th</sup> 1957. The Library is now non-compliant with state-set minimum physical standards for public libraries, including standards on accessibility, and as such has had to submit a request for a waiver of these standards in each of five years from 2003 through 2007. This represents the maximum number of waiver requests allowed without a review of and possible loss of the charter to operate as a public library.

The current 7,084 square foot facility has an inefficient HVAC system, wiring insufficient to support current levels of technology safely, a cesspool that has backed up into the ground floor of the library three times in the past year, leaks in the walls, roof, and stained glass laylight. Failure to restore the historic building, and expand it to house new mechanical systems, risks both the safety of staff and patrons and the health of the structure, a contributing building to the Federally-designated Sag Harbor Historic District.

For these reasons, the No-Action Alternative is not practical; it could result in closing the Library facility entirely.

### 2.5.2 #425 Main Street Alternative

The Library purchased a piece of property adjacent to Mashashimuet Park in January of 2003, planning to purchase an abutting lot from the Park, with the intent to construct a second library building on this two-lot parcel. On Tuesday, December 14, 2004, a referendum vote to approve funds for this project was defeated. The Library began plans for a second referendum, and in 2008 selected Newman Architects, PC to design the two-building library. The library board, after careful review of these plans, decided not to pursue the two-building plan for a variety of reasons.

In 2009, the estimated cost projections for a 6000 square foot building at 425 Main would be around \$6 million, with another \$1 million needed for land acquisitions, title search, soil borings, Pine Barren Credit fees required in order to obtain clearance for a cesspool, and bonding and legal fees.

The land at and near the park is environmentally sensitive and is located at the northerly end of the Long Pond Greenbelt. As such, the civil engineers overseeing the project thought there was a good chance that development at this location would face a number of challenges during the SEQR process.

Additionally, the facility at 425 Main, designed to house programming, archives and a computer lab, would have required a significant increase in staff. Seven full-time equivalent (FTE) additional positions would be required, or roughly a half million dollars in salaries, training, and combined benefits at today's rate. That represented a 50% increase in the Library's operating budget. The proposed addition to the

existing building requires a minimal increase in staffing, mostly in custodial staff.

For these reasons, using the property at 425 Main Street for expansion of the facility is not financially feasible and a bond issue intended to fund this project was defeated by the voting public on December 14<sup>th</sup>, 2004

### 2.5.3 Acquisition of Adjacent Properties for Structures or Parking

Over the last decade, as the need for more space at the Library became critical, the vacant property adjacent to the Library's northeast property line, #6 Union Street, has been considered as a possible acquisition. Owned by sisters Anselm and Helga Morpurgo, the property was involved in lawsuits related to its sale. When the house was sold at auction in October 2007 to the Captain Hulbert House LLC, the Library lacked the assets to purchase the property. The current owner of #6 Union Street has not indicated a desire to sell this property to the Library. The property at #5 Jefferson Street is owner-occupied and that owner, too, has not indicated a desire to sell the property. **(See Appendix 5: Documentation of the contact with these abutters)**

Since neither party has expressed an interest in selling some or all of their property to the Library for these purposes, nor does the Library possess the power of eminent domain, only a willing buyer/willing seller transaction could make this alternative possible. The Library has opened communications with both owners, seeking to avoid and minimize adverse impacts to these properties. In any event, the current project budget does not include funding for additional property acquisition.

The Library understands that a member of the limited liability company which is the record owner of 6 Union Street may be the subject of criminal prosecution, and earlier attempts by Library representatives to discuss with them the details of the proposed project have proven fruitless. **See Appendix 5.** Contact between Library Director Catherine Creedon and one of the other Members of Captain Hulbert House, LLC, the record owner, at the site was abbreviated in nature, and such member did not evidence a ready willingness to engage in discussions concerning the project. It is therefore unlikely that the Library could have meaningful discussions for the foreseeable future concerning acquisition or use of 6 Union Street, even if funds for such acquisition were available, which they are not.

### 2.5.4 Use of Adjacent Properties for Construction

The proximity of the Library to the two abutting neighbors (5 Jefferson and 6 Union Streets) and Village Streets (Union, Jefferson and Main Streets) has resulted in the need to use part of the adjacent property at 5 Jefferson Street and Village Streets in order to facilitate the construction project. As displayed in the construction site plan (**Figure 5.1.1**) the use of the adjacent property will be as follows:

- 6 Union Street property: Since obtaining owner consent to use the part of this property for construction is not obtainable (**see Section 2.5.3**); the Library is not proposing to use any part of this property for construction. All temporary site elements including temporary fencing, lighting and shoring will be located exclusively on the Library's property. Additional provisions for historic and adjacent structures have been detailed in **Section 5.2.2**.
- 5 Jefferson Street property: The current property owner has granted the Library permission to work on their property in order to facilitate the construction process (**see Appendix 5**). The use of this property would be limited to the duration Stage 2 (**as outlined in Section 5.1.2**) and would include temporary fencing, shoring, relocation of two above grade oil tanks and concrete pad, removal and construction of the property line retaining wall and miscellaneous small plantings. After the completion of the property line retaining wall, the two above grade oil tanks will be reinstalled, the Library will provide the re-landscaping of the owner's property along the retaining wall with replacement plants including hostas, ferns, roses, hydrangeas, perennials and a few small shrubs (at the owner's request), all disturbed topsoil and fill will be replaced with a high-quality soil mix suitable for vegetable and flower gardens (**see Section 2.1.3, above**). During the use of this property all care will be taken to protect the owner's fish pond, sanitary system and building foundation which are outside, but in close proximity to the work area. Additional provisions for historic and adjacent structures have been detailed in **Section 5.2.2**.
- Union and Main Streets: For the entire duration of construction (18 months) the Library is proposing the use and closing of the sidewalks along Union and Main Street to facilitate the construction project. To establish the construction area the Library is proposing the 6 foot stockade construction fence be located at the edge of the sidewalk and asphalt. (**see Figure 5.1.1**) The proposed closing of these sidewalks will be reviewed by the Village Trustees upon submission of an encumbrance permit by the Library.
- Jefferson Street: For the entire duration of construction (18 months) the Library is proposing the use and closing of Jefferson Street from the intersection of Main and Jefferson Street up to 5 feet past (east) of the Library's Jefferson Street property line pylon to facilitate the construction project. Two 20 foot rolling gates will be located at either end of the road closing; these gates will be closed and locked at night with keys in Knox boxes on the post at each entrance for emergency passage. To establish the construction area the Library is proposing the 6 foot stockade construction fence be located at the edge of the sidewalk and asphalt on the south side of Jefferson Street. (**see Figure 5.1.1**) The proposed closing of this street will be reviewed by the Village Trustees upon submission of an encumbrance permit by the Library.

## 3.0 Existing Environmental Conditions

### 3.1 Soils and Topography

The Library is an altered/disturbed site with a fairly level topography raised above street grade, previously occupied with a dwelling before the Library was built. A low retaining wall surrounds the site supporting a rising slope on three sides and supporting the higher elevated side yards of the adjacent properties. The average sidewalk elevation rises from 22' above mean sea level (amsl) on Main Street to 24' amsl on Union Street and 27' amsl on Jefferson Street. Site elevations rise from 23' ± amsl on the Main Street side to 27' ± amsl in the Library yard. The first terrace level is at 26.7' amsl and the entrance door level is at 30.3' amsl. The rear top-of-wall elevations are from 30'± amsl to 33'± along the property boundaries.

The Soil Survey of Suffolk County classifies this site as CuB (Cut and Fill), signifying its altered status. On-site geologic studies have been conducted to determine the suitability of the site for the proposed expansion (**Appendix 8: Geotechnical Evaluation and Soil Boring Reports**). The report describes two soil borings taken on the southeasterly side of the property on November 3, 2009. The borings were completed to a depth of 27 feet below grade. The borings revealed mostly coarse to fine sands, silt and gravel whose bearing strength generally improves with depth. The upper soils encountered are suitable to support reinforced concrete footings serving as foundations for a structure. Increasing the reinforcing steel within footings or the pile cap can address variations in soil strength to accommodate "soft spots" without cracking. Organic materials appear to be limited to the upper soil level and filled areas. Based on the bearing capacities computed from the boring data, the foundation can be designed using reinforced concrete foundations with footings. Selective removal of substandard materials based on conditions found during excavation should be incorporated into the design plans. Greater soil bearing capacity at depths greater than 11.5 feet indicate a higher bearing capacity and is suitable for basement construction. If localized poor soils are found during construction, removal and replacement of these areas with an engineered fill is recommended. Backfill of excavations, following foundation construction, should be performed using clean excavated soils, or compatible imported select common fill.

### 3.2 Water Resources

The subject property is currently developed and consists of a 7,084 square foot Library facility. Based on the current design flow standards of the Suffolk County Sanitary Code for a Library use with meeting rooms, which includes a factor of 0.03 gallons/day per square foot for the building area, 5.0 gallons/day per occupant (meeting rooms) for 27 occupants and 2.5 gallons/day per occupant (employees) for 10 occupants (full time employee equivalent), the total existing estimated sanitary, and gray water flow (Total Existing Hydraulic Load) is approximately 373 gallons per day. Using a factor of five percent (5%) for water consumption, spillage, etc., the total estimated water usage under the existing conditions is approximately 392 gallons per day.

Sanitary waste and wastewater (Total Existing Hydraulic Load) are currently handled and treated via an on-site sanitary system. Based on the calculations described above, the existing use generates approximately 373 gallons of wastewater per day.

### 3.2.1 Groundwater

Long Island is considered a sole source aquifer, which means that the groundwater is the single water supply source. Thus, land uses have the potential to impact the quality of the water supply.

There are three (3) major aquifers under Long Island: the Upper Glacial, the Magothy and the Lloyd. The Upper Glacial and Magothy are the significant water supply sources for most of Long Island. In recent years, suburbanization has caused contamination in areas of the Upper Glacial aquifer, since it is closest to the surface.

The site is located in Hydrogeologic Zone IV, as determined by the Long Island Comprehensive Waste Treatment Management Plan (commonly referred to as the "208" study), which encompasses the northern two-thirds of the eastern half of Southampton Town including all of the Village of Sag Harbor. Zone IV is characterized by shallow flow systems that discharge to streams and marine waters.

The Suffolk County Sanitary Code Article 7 Groundwater Management Zones & Water Supply Sensitive Areas Map indicates that the site is in (near the edge) Groundwater Management Zone V, a deep recharge area. Section 4.2.2 of the DEIS relates this location to groundwater impacts of the proposed project.

As discussed in **Section 3.1**, the topography of the subject property ranges from approximately 22' (amsl) to approximately 27' amsl. The depth to groundwater at the subject property ranges from approximately 21' to approximately 25' below existing grade. Soils borings were completed by Slacke Test Boring, Inc. on November 3, 2009. The soil borings were taken to a depth of 27 feet and water was encountered at approximately 23' below existing grade. The groundwater flow in the vicinity of the subject property is generally in a northerly direction.

The closest public water well field is located on and up-gradient of the subject property at Division Street and Middle Line Highway, a distance of approximately one mile southeast of the subject site. This well field is owned by the Suffolk County Water Authority. (Source: SCWA)

### 3.2.2 Stormwater Runoff and Management

Stormwater runoff is generated by precipitation events and is divided into three (3) components: surface runoff, interflow and base flow. Surface runoff is that portion of the stormwater that remains after a precipitation event and is not captured by depression storage or ponding, does not infiltrate the surface and is not evapotranspired from the earth's surface. Interflow is that portion of stormwater that infiltrates the surface into the soil zone and moves in a horizontal direction before reaching a surface water body. Finally, the base flow is the portion that infiltrates the surface and soil profile to reach groundwater.

The New York State Department of Environmental Conservation has published a new manual, *Stormwater Design Manual (August 2010)*. This manual is a key component of the Phase II State Pollution Discharge Elimination System (SPDES) general permit for stormwater runoff from construction activities from all sizes of disturbance. While much of the Manual is devoted to new construction, all of Chapter 9 applies to redevelopment projects because "... *redevelopment provides an opportunity to correct existing problems and reduce pollutant discharges from older developed areas that were constructed without*

*effective stormwater pollution controls*". The proposed project will meet the sizing criteria in Chapter 9 in that post-development run off will be less than pre-development runoff. The water quality criterion will be met since, at present, there is no treatment of stormwater runoff. The proposed plan will treat, i.e. recharge, this runoff on-site.

The majority of the stormwater runoff from the existing site area is not contained on-site. There are no known designated on-site stormwater catchments or containment structures that serve the existing development. At this time, the majority of the stormwater runoff generated on-site flows off-site and is captured by existing drainage catchment structures that are located within the adjacent Village roadways. These structures are located at the northeast corner of Main Street and Jefferson Street and the southeast corner of Main Street and Union Street. According to the Superintendent of Public Works for the Village of Sag Harbor, these drainage structures are connected to the municipal stormwater drainage system that flows in a northerly direction within the Main Street right-of-way and outfalls in an area behind the "Windmill site" in the vicinity of Sag Harbor Bay.

The current stormwater management practices for the existing Library site for the most part fails to meet the design criteria of the NYSDEC as well as standards of the Village Code in that stormwater runoff is not contained on-site.

### 3.2.3 Surface Water

There is no surface water abutting or near the site. The nearest bodies of water, Sag Harbor Cove and Upper Sag Harbor Cove are tidal embayments and both are approximately 1800' northwest and west of the subject site.

Stormwater runoff resulting from the existing site area would not appear to directly flow to the water bodies noted above, however it may contribute to the volume of stormwater that ultimately enters Sag Harbor Bay.

## 3.3 Ecology

The site, having been occupied by developed uses for over 100 years, has no native or indigenous species in existence. All vegetation has been introduced and no threatened or endangered species exist.

## 3.4 Land Use, Planning, Zoning and Community Character

### 3.4.1 Land Use

The Library is located in an historic and cultural focal point between the physical entrance to the Village at Otter Pond and the busy central business district one block north at the monument. This portion of Main Street and the adjacent blocks maintain a development pattern typical of one hundred years ago. Small residential blocks, containing mostly single-family dwellings mainly in well-kept condition, with narrow streets and parking only on one side, typify this neighborhood.

It is noted that not all of the lots contain their own on-site parking. Some lots are too small to accommodate this feature; others have simply closed off the curb-cut entrance onto the lot and eliminated the driveway entirely, placing vehicle storage/parking curbside nearest the dwelling.

### 3.4.2 Plans of Record

The most recent planning document for the Village, "Planning Strategies for the Village of Sag Harbor" (2008), prepared by Inter-Science Research Associates, Inc., is utilized as a comprehensive plan for the entire Village and references extensively the earlier Local Waterfront Revitalization Plan, whose planning area does encompass the entire Village.

The LWRP (the 1998 Amendment document), developed twelve policies for the Village, some of which apply to the Village as a whole and thus the current SEQR evaluation.

*Policy #1.2 focuses on development patterns and recommends "...Protect and enhance residential areas. To protect the overall quality of life in the Village, it recommends promoting an architectural character in residential neighborhoods which is compatible with existing residences and reflects the Village's historic character."*

*and further "...Minimize adverse impacts of new development and redevelopment. It recommends avoiding alteration of the natural shoreline and promoting designs that are consistent with the maritime heritage character of the Village, in terms of mass, distribution of structures, scale, materials, intensity of use and architectural style."*

Policy #5 "Protect and improves water quality and supply in the waters of the Village of Sag Harbor", Policy #5.1 "Prohibit direct or indirect discharges which would cause or contribute to contravention of water quality standards", and Policy #5.2 "Minimize nonpoint pollution of coastal waters and manage activities causing nonpoint pollution" are not met by existing conditions, in that stormwater runoff from existing impervious surfaces are not contained on-site.

Policy #8 focuses on historic resources stating, "*Preserve Historic Resources of the Village of Sag Harbor*"... *(T)he intent of this historic preservation policy is to preserve Sag Harbor's historic, cultural and archaeological resources. Concern extends not only to the protection of specific sites or resources, but to protection of areas adjacent to those resources - and to the Village's historic district and waterfront area as a whole.*" The policy notes the Village is a Certified Local Government under the National Historic Preservation Act of 1989 and the character of the Historic District within which the Library is located and is a designated landmark, is protected under the criteria of the Secretary of the Interiors' "Standards for Rehabilitation and Guidelines for Rehabilitating historic Buildings".

Policy 8.1 states "*Maximize preservation and retention of historic structures.* This policy recommendation charges the Board of Historic Preservation and Architectural Review be diligent in maintaining records of historic structures, and consideration of rigorous standards to preserve the historic character of the community,"

Policy 8.2 states “ *Protect and preserve archaeological resources. Where appropriate, require archaeological evaluations prior to site disturbance, to ensure that any resources are not lost with development.*”

The LWRP recommends specifically under Policy 8.2 in paragraph C.2. for the Village to... “*Design new development or redevelopment of such size, scale, proportions, massing, spaces and spatial relationships so as to create harmonious composition of the new or altered building or structure to existing buildings or structures as already exist, and the environs in which they are set.*”

The LWRP sets as Village policy the harmonious relationship between land uses as a guide to judge new and redeveloped land uses.

### 3.4.3 Zoning

Sag Harbor’s Zoning Code serves to implement these policies by dividing the Village into several zoning districts according to their predominant land use and waterfront orientation. The Library site is located in the R-20 Zoning District and in the Historic Overlay District. The R-20 District is the basic single family residential district in the Village with 20,000 square feet per dwelling as the conforming density. Permitted uses include one-family detached dwellings, museums, public libraries, customary accessory uses, home occupations or professional offices, private garages or off-street parking, signs, and private swimming pools. Several institutional, governmental, public and semi-public uses are permitted by special exception as are certain traveler accommodations, communications, medical offices, daycare facilities, accessory apartments and limited convenience stores. Many of the older parcels, created before the adoption of zoning, are less than 20,000 square feet and contain more than one dwelling unit and may contain uses not otherwise permitted but may remain if not discontinued.

The Historic Overlay District includes the older residential areas of the Village as well as the central business district and central waterfront. Special focus is placed on the conservation of historic values of the structures in this district, which overlays the underlying districts, allowing the underlying uses, but with additional architectural and historic protection in place.

### 3.4.4 Community Character

Past protection and conservation of the historic and cultural resources of Sag Harbor have contributed to its livability and vitality by maintaining its small town traditions as well as its aesthetic appeal. An examination of “Planning Strategies for the Village of Sag Harbor” reveals many findings relative to the well-being of the business center and the residential neighborhoods. While not specifically addressing the Library, the document identifies the maintenance of the traditional development pattern as most important in preserving the character of the community. The establishment of the Historic Overlay District, in conjunction with the oversight of the Board of Historic Preservation and Architectural Review, ensures that new and renovated construction maintains the distinctive and historic essence of Sag Harbor, and places a responsibility on the project sponsor and designer to adhere to these principles.

The longevity of the coexistence of the Library and the museums in this residential neighborhood seems to indicate a dynamic equilibrium between the comings and goings of the residents and patrons of these facilities. There is a seasonal periodicity, yet a long-term stability, to this activity pattern. It is important

for the development of this site to recognize these characteristics, for in addition to the simple physical relationship of structures to each other and to the public spaces, there is a human pattern not always visible in a snapshot. There must be recognition that changes in the way that land is used may affect not only the physical character of the neighborhood and community but its activity patterns as well.

## 3.5 Transportation

By observing residents' and visitors' movement patterns, it would appear that Sag Harbor is a walkable historic village with a compact central business district. The Library is located within close walking distance to the various retail shops, services, civic and cultural facilities and the restaurants along Main Street. Through the parking surveys and by observation, it has been determined that many of the trips to the Village center involve parking and walking to visit more than one attraction. Thus, unlike many suburban locations, one travel-trip can and does reach several destinations.

Two Suffolk County Transit bus routes (S-92 and 10A) serve Sag Harbor providing low-cost public transportation six days a week to and from neighboring hamlets and villages, and the Hampton Jitney provides direct bus service between Manhattan and Sag Harbor. The Long Island Rail Road stops in Bridgehampton and East Hampton, each roughly six miles from downtown Sag Harbor.

### 3.5.1 Traffic Analysis

The purpose of this section is to provide detailed information with respect to traffic issues for the renovation and expansion of the Library. Traffic issues were known to be important before the Library took on the expansion project, and so the Library had done preparatory work on this subject as far back as 2003.

#### 3.5.1.1 Daily and Peak Hour Volumes and Turning Movements

Traffic counts conducted for this project at nearby intersections were taken by the Library on Saturday afternoon September 5<sup>th</sup> from 12 noon to 3pm of the Labor Day weekend, 2009. The intersections counted were: Main/Madison/Spring; Main/Union/Garden; and Main/Jefferson. Table 3.5.1.1 summarizes the peak hour counts and turning movements at each intersection. A summary characterization of peak hour traffic volumes on that day is presented in the following paragraphs.

**Main St. Southbound.** Taking Main St. first, 319 cars drove south on Main St., with 88 turning left onto Madison St. and 32 turning right onto Spring St., leaving 199 (62%) to continue on. They were joined by 69 cars from Spring St. and 2 from Madison St. to total 270 entering the Main/Union/Garden intersection, where 255 cars (94%) drove south, 6 turned right onto Garden St. and 9 turned left onto Union St. The 255 were joined by 9 turning south from Garden St. and 96 turning south from Union St. (adding 36% to the in-stream flow from Union) to a total of 360 cars coming to the Jefferson St. intersection, where 13 turned left onto Jefferson and the remaining 347 continued south toward Howard St. and points beyond.

**Main St. Northbound.** Reversing the direction on Main St., 322 cars drove north toward Jefferson St. and 6 turned right onto Jefferson. Of the remaining 316, 33 (just over 10%) turned left onto Garden St. and 47 (15%) turned right onto Union St. The 236 remaining cars were joined by 16 cars turning north from Union St. None turned north from Garden St. Thus, 20% of northbound traffic departed Main St. at

this intersection, indicating that these streets do act as relief for Main St. traffic. Of the 252 cars that then entered the Madison/Spring Sts. intersection, 56 turned left onto Spring St. and 21 turned right onto Madison St., but the 175 remaining were joined by 27 cars turning north from Spring St. and 135 cars continuing north from Madison St., increasing the volume to 337 cars on Main St. proper in the central business district (CBD).

In summarizing the Main St. peak hour holiday weekend traffic flow on that Saturday, a significant amount of southbound Main St. traffic (28%) turned left to travel southerly on Madison St. but was joined by traffic entering from Union St. (72% of its westbound flow). Northbound, 15% of Main St. traffic turned east onto Union St. bound either for Madison St. or points east. Most of the Main St. northbound traffic appeared to be heading for the CBD. Main St. peak hour volumes clearly indicate that it carries the most traffic in the Village center, but that Madison St. and Union St. are important connecting streets, at least for some turning movements.

Table 3.5.1.1: Peak Hour Traffic Volumes

Main/Madison/Spring													
Peak Hour	Spring St. Eastbound			Madison St. Westbound			Main St. Northbound			Main St. Southbound			Peak Hour Total
	left	thru	right	left	thru	right	left	thru	right	Left	thru	right	
	27	83	69	2	46	135	56	175	21	88	199	32	
12:30-1:30	179			183			252			319			933
Main/Union/Garden													
	Garden St. Eastbound			Union St. Westbound			Main St. Northbound			Main St. Southbound			
	left	thru	right	left	thru	right	left	thru	right	Left	thru	right	
	0	26	9	96	21	16	33	236	47	9	255	6	
12:30-1:30	35			133			316			270			754
Main/Jefferson													
	Jefferson St. Eastbound			Jefferson St. Westbound			Main St. Northbound			Main St. Southbound			
	left	thru	right	(One Way Eastbound)			left	thru	right	Left	thru	right	
		19					0	316	6	13	347	0	
12:30-1:30							322			360			682

Source: Sag Harbor Library Traffic & Parking Survey (BFJ Planning) Sept. 2009

**Spring St.** Spring St. is an important connector from the municipal parking lot to Main St. Most of its traffic serves that lot and the rear service entrances of the retail stores fronting on Main St. Its inbound traffic comes from all directions fairly equally, but its outbound traffic goes mostly to Madison St. and south on Main St.

**Madison St.** Although traffic counts for Madison St. itself were not taken, it delivered 40% of the northbound traffic on Main St. proper, took 28% of its southbound traffic and took over 46% of the traffic exiting from Spring St. In this part of the Village, it is a significant contributor to and reliever of traffic on Main St., almost being a bypass for southbound traffic exiting and northbound traffic entering the CBD.

**Garden St.** Garden St. is a minor street in terms of traffic volume, but it is significant that ¾ of its traffic continues easterly onto Union St., indicating a destination easterly of Union St. for its traffic.

**Union St.** Union St. is a two-way street and the most direct connector between Main St., Division St. (Town Line Road) and Hampton St. ( NYS Rt. 114) in the Village. Jermain Ave. also accomplishes this, but in a less direct manner. Traffic counts were taken only for the Main/Union/Garden Sts. intersection, but as noted above and noting that almost ¾ (72%) of westbound traffic from Union travels south on Main St. (not bound for the CBD or residential areas west of Main St.), Union St. does appear to be somewhat of an arterial, even though it is not designed to be.

### 3.5.1.2 Library Patron Analysis

The Library has commissioned two surveys of its patrons. The first survey was conducted on Thursday, October 9<sup>th</sup> and Saturday, October 11<sup>th</sup>, 2003 and was reported on in the BFJ Planning study of May 2009 entitled “Sag Harbor Library Traffic and Parking Analysis”. The second survey was performed in August of 2009 by the Library staff of patrons who visited the Library that month.

The purpose of both surveys was to collect information regarding patron travel mode to the Library, but they also show that Library usage has grown from 2003 to 2009. This has been borne out by other measures such as Library membership, Library visits, total circulation and items in the Library collection, all of which have increased in the last six years. **Appendix 9: Sag Harbor Population and Library Membership** shows the historic population growth and library membership over the years.

Table 3.5.1.2 summarizes respondents’ answers to travel mode questions. As the table shows, 76% of the respondents drove to the Library in 2003, but in 2009 this dropped by 10%. In 2003 15% walked, but by 2009 almost 22% reported walking or parking somewhere else and walking. Bicycling to the Library increased from 3% in 2003 to almost 8% in 2009. Almost 4% were dropped off at the Library by someone else in 2009. (This question was not asked in 2003.) Minor numbers arrived by bus, motorcycle, or other method or did not answer the question.

Table 3.5.1.2: Patron Survey Analysis

Travel Mode	October 2003 Survey		August 2009 Survey	
	Avg. Daily Number of respondents	%	Avg. Daily Number of respondents	%
Walk/Park & Walk	9	15	19.3	21.8
Bike	2	3	7.0	7.9
Auto	45	76	58.2	65.8
Drop Off	-	-	3.4	3.9
Other/No Answer	3.5	6	0.5	0.6
<b>Total</b>	<b>59.5</b>	<b>100</b>	<b>88.4</b>	<b>100</b>

The 2003 survey found that 34% of the respondents visited the Library only, while 66% of the respondents also visited other destinations in the Village. These destinations were found to be mostly located within a 1/4 mile radius, with some destinations located between 1/4 mile and 1/2 mile away from the Library. The 2009 survey did not inquire about other destinations, but the increase in the walk/park or walk choice indicates the walkability of the Village and the willingness of the Library’s patrons to walk. The Library’s highest 6 tabulated days in August were Mondays (2), Saturday, Thursdays

(2), and a Wednesday, yielding an average of 117 respondents (ranging from 114 to 128). The top four days were recorded in the first week of the month, the next two in the third week.

### 3.5.2 Parking Analysis

The purpose of this section is to provide detailed information with respect to parking issues for the renovation and expansion of the John Jermain Memorial Library. As has been noted, no on-site parking exists, so extensive attention to the issue of patron parking must be paid.

#### 3.5.2.1 Inventory and Analysis of Existing Parking Resources

An inventory and analysis of existing parking resources will detail overall parking conditions in the vicinity of the Library. Some background information for this discussion is contained in the May 2009 BFJ Planning report; the remainder was prepared specifically for this DEIS.

##### **Inventory**

The aerial photo contained in the Traffic and Parking Supplement to Part I of the EAF, submitted to the Village of Sag Harbor Planning Board December 30, 2009 (**shown in Appendix 10**) shows the available parking opportunities within 1/4 mile radius of the Library, which is the maximum distance most patrons would be willing to walk to a destination facility upon parking (about a five minute walk for the average person). The survey shows that there are 535 on-street, off-street, institutional and other parking spaces within this radius, and these are shown on the aerial.

South of the Library, unrestricted (unmarked) on-street parking is available along both sides of Main Street. Unrestricted (unmarked) parking spaces are also available on the local streets in the neighborhoods that surround the Library, including Jefferson Street and most other streets with the exception of Union Street between Main and Madison Streets, which currently carries two-way traffic and thus, as such, is too narrow for on-street parking. Along most of the residential streets with unrestricted parking, parking is limited to one side of the street or the one side that has a sidewalk, if only one sidewalk, because many of these streets are narrow and/or allow only one-way traffic flow.

Additional unrestricted on-street parking is also available, including three parking spaces on Main Street in front of the Library (including one handicapped space) and three parking spaces on the east side of Main Street immediately north of Union. Restricted two hour parking exists north of the Library on the west side of Main Street near Spring Street and on the west side of Madison Street north of Union Street. (data rev. and updated from 2009 Parking Study)

The two active churches located within a 1/4 mile radius of the Library are St. Andrew's Roman Catholic Church, located at 122 Division Street and the First Presbyterian Church of Sag Harbor ("The Old Whalers' Church"), located at 44 Union Street. St. Andrew's Church contains about 75 parking spaces and holds services Monday morning, Saturday afternoon and Sunday morning and afternoon. This church also has office hours Monday through Friday all day. The Old Whalers' Church contains about 21 parking spaces and is open on Sunday mornings for church service, Sunday school and a nursery program. Church music rehearsals take place on Thursday evenings. In addition the Church houses the community food pantry and many community group meetings. The former Methodist Church on

Madison Street has a parking area on the north side of the property which is informally used by the public, but this was not counted in this inventory and not considered as a parking resource for this DEIS.

### **Analysis**

The results of the parking survey taken on the 2009 Labor Day weekend are contained in Appendix 2 of the 2009 Parking Study. Appendix 2 also identifies off-street parking opportunities, including municipal lots, institutional parking and other opportunities. Within the Village-operated lots, parking is limited to 2 hours. All of the Village-operated lots are located north of the Library and are generally intended for patrons of the various shops along Main Street. To be realistic, the main municipal parking lot accessed via Spring St., the Main St. timed parking, and the private Museum and church parking lots will not be considered as part of the available parking inventory routinely available and used by Library patrons. It is presumed that the church lots are fully utilized during the respective church's peak hours and perhaps also the adjacent public street frontages for worship services. This leaves a potential on-street unmetered parking inventory of 272 spaces available.

By offering an analysis of actual available parking, the DEIS will illustrate that a sufficient number of spaces is available for use within a reasonable walking distance. This availability can be shown by a field and visual analysis of a possible parking striping plan in the vicinity of the Library.

The aerial photo study included in the Traffic and Parking Supplement #2 to the Part I EAF labeled: "800' Radius Parking Analysis" (**included in Appendix 11**) shows the available parking closer to the Library than contained in the December 2009 report which suggested a quarter mile (1320') radius and in the Labor Day 2009 traffic and parking survey which also used a one-quarter mile radius. This 800' radius would be about a three to four minute walk for the average person on a straight line (for example, parking on Main Street) to maybe five minutes if parking around a corner or two. The aerial photo shows 243 on-street spaces available by actual field measurement within the 800' radius.

Only the spaces shown in brown on Madison and upper Main Street near Spring Street are currently lined. The rest were counted by actual measurement, assigning each space a standard 8'x20' dimension, except for the curve on Jefferson to Suffolk where a 25' length was used to accommodate parking on the curve, and on Palmer Terrace where a 10'x19' standard was used, since this is a wide two-way street that could accommodate this wider dimension.

Only potential parallel parking was analyzed. With the possible exception of short stretches of Main Street in the vicinity of the Library, angle parking is not feasible. With the exception of Main Street, no street was wide enough for two travel lanes and two lanes of parallel parking. Allowances were made for existing no parking zones, corner clearances, fire hydrant zones, and a large protruding catch basin on the west side of Main Street between Howard and Bayview Streets.

A further refinement took into consideration six dwellings that for one reason or another had no driveway and must rely on the nearest available on-street spaces. A deduction of 12 spaces was taken to account for this on the streets listed on the aerial's parking count list. Finally, institutional, private parking areas and off-street public parking were not included in this total. With these modifications accounted for, 231 on-street spaces are available.

However, 16 spaces were counted outside of the 800' radius on the southerly portion of Main Street north of Bayview Avenue, distance of about 1000' south of the Library. Since the Library is visible from these spaces, they were tallied with the recognition that a straight line walk to a visible destination

allows for a somewhat longer walking distance to be considered. Adding these 16 spaces to the 231 spaces, all within a 3-5 minute walk to the Library, totals 247 on-street spaces available for Library (and other) use.

As most of these unrestricted spaces in the vicinity of the Library are not striped, patrons of the Library, the Whaling Museum and other nearby attractions park wherever space permits. An initial observed problem with un-striped parking spaces can be seen as the first parked vehicle sets up the parking pattern for the rest of the block on a given street. The first vehicle may mis-position itself with respect to the remaining available curb space. Vehicles may also take up more curb length than is actually needed for parking.

### 3.5.2.2 Existing Parking Demand from Village Code and ITE (Institute of Transportation Engineers)

Table 3.5.2.2 below summarizes the proposed project's compliance with existing parking and loading regulations. As can be seen in Column B, the existing library has no parking on-site, so it is technically deficient by some 55+ spaces, computing the parking requirement based on a breakdown of the floor area devoted to seating, book shelves and the number of full time employees. Not all employees are in the facility at the same time. Average staffing is from 6 to 7 employees; a shift change would generate a temporary increase in parking space generation, and a full staff meeting would generate up to 20 spaces. This report will use 13 employees based on the floor area analysis in **Appendix 12: Parking and Truck Loading Requirements, dated February 6, 2010** for traffic and parking analyses.

The Village Code does not specify handicap parking requirements referencing the New York State Uniform Fire Prevention and Building Code. Generally applicable guidelines are stated in the ADA Accessibility Guidelines 4.1.2. The footnote to Table 3.5.2.2 gives the ratio of handicap parking to be provided for new construction. These spaces are included in the overall aggregate parking to be provided.

Likewise for truck loading, the Village Code requires one loading space for the existing Library (with the option of a waiver by the Planning Board). One loading space (with no Planning Board waiver option) would be required for the renovation/expansion. Since none can be practically provided on-site, a variance from this requirement will also be sought.

Table 3.5.2.2 shows the number of parking spaces that are currently required by the Sag Harbor Village Code in Column B. Column C shows the number that would be required by applying Institute of Transportation Engineers (ITE) standards at peak hour on a weekday. The ITE standards as detailed in the Standard Trip Generation Manual are based on suburban settings where patrons are expected to drive to a library and park on the library grounds. The ITE statistics are based on seven study sites largely in the Midwest and West Coast and thus may not best represent Sag Harbor. However the use of the Manual is, of course, always required in any parking demand analysis, but as stated in pages 2 and 3 of the manual, *"Local conditions and area type can influence parking demand. Parking Generation's wide array of data blends many site conditions and may not best reflect local conditions. Therefore surveys of comparable local conditions should always be considered as one of the best means to estimate parking demand to account for local factors. While Parking Generation is not the final word on parking demand or an authoritative standard, this report contains the best available data on the subject of parking demand related to land use. It represents only the*

beginning of information that may be necessary to accurately determine what the parking demand may be for a specific land use given unique site characteristics”.

Table 3.5.2.2: Parking and Loading Requirement Analysis

<b>A - Parking Space Calculations per Schedule 55-9.6(D)</b>	<b>B - Existing Bldg. Configuration (7,084 SF)</b>	<b>C - Peak Hour Parking Demand per ITE: 4.19/1000 GSF** (rounded up)</b>
Library Use same as Auditorium Use: 1 @ 40 SF Seating Area, where fixed seating not required	38.7 [1,550 SF/40 SF]	
+ 1 @ Employee	+ 13.0 [13 Staff/1]	
+ Storage Use (Shelving Areas counted as Storage): 1 @ 500 SF Floor Area	+ 3.6 [1,823 SF/500 SF]	
= Aggregate Parking Spaces Required	= 55.3 Required -0- Provided	30
<b>Handicap Parking per ADA Requirements*</b>	3	
<b>Loading Space Calculations per Schedule 55-9.6 (E)</b>	1	

\* Per ADA requirements, 1 handicap space is needed for the first 25 required spaces; 2 for 26-50 spaces; 3 for 51-75 spaces; 4 for 76-100 and so on. These spaces are included in the Aggregate Parking Space Count.

\*\*Based on 85<sup>th</sup> Percentile for a library use (590) during the weekday, ITE Parking Generation, 3<sup>rd</sup> Edition.

### 3.5.2.3 Existing Parking Demand 2009

On Saturday of the Labor Day weekend, the Traffic and Parking Survey found the average number of available vacant non-metered spaces during the peak hours of from 12:00 Noon to 2:00 PM in those areas counted within a one-quarter mile of the Library was 193, a vacancy rate of 71%. As said earlier, this peak hour may not always coincide with the Library’s peak, but it would indicate a high volume parking demand day for the Village. Comparing this number to that required by the Village Code for today’s Library (56 rounded up) and calculated by the ITE (30), it is apparent that a surplus of available spaces existed on that high demand day.

## 3.6 Socioeconomics

### 3.6.1 General Description of the Service Area

The Library’s service area is contiguous with the Sag Harbor Union Free School District and includes the incorporated Villages of Sag Harbor and North Haven, and the Noyac, Mount Misery, Eastville, and Baypoint neighborhoods. The District is located on the South Fork of the Eastern End of Long Island, approximately 100 miles from New York City and encompasses areas of both Southampton and East Hampton Towns. The population of the District was 6,631 as of the 2000 Census as compared to the total populated in the Village itself, estimated by the Long Island Power Authority in 2006 (latest figures available) to be 2,340.

### 3.6.2 Demographics and Library Resource Use

Total Library holdings of 56,746 items include 45,184 print items and 10,562 media items. The Library also has downloadable e-books and audio files available through the countywide Suffolk Wave program and provides registered-borrowers with on-site and remote access to 57 electronic databases. There is free wireless internet access throughout the building, and 15 computers are available for public use. The Library offers a wide range of cultural programming including story times, art exhibits, English Conversation Classes, book clubs, movies and concerts. The Library is open 2,848 hours per year. Statistics for 2009 include:

- Registered borrowers: 5,800
- Library Visits: 192,029.
- Total Circulation: 93,943 (in-house checkouts only, exclusive of downloads, renewals and inter-library loans.)
- Total Programs: 449
- Total Program Attendance: 5,233

The Library is governed by an eight-member board of trustees, elected by the residents of the Sag Harbor Union Free School District. Board candidates must be residents of the district, 18 years of age or older, registered voters, and registered users of the Library. Board members are elected for staggered three-year terms. The Board holds 12 monthly public meetings per year, with additional meetings scheduled as required.

<u>Name</u>	<u>Principal Occupation</u>	<u>Term Exp. Dec 31</u>
Chris Leonard, <i>President</i>	Accountant	2012
Carl Peterson, <i>Vice President</i>	Antiquarian	2010
Craig Rhodes, <i>Treasurer</i>	Architect	2011
Nancy Hallock, <i>Secretary</i>	Teacher	2010
Michael Garabedian, <i>Trustee</i>	Lawyer	2012
Carol Williams, <i>Trustee</i>	Writer	2010
Christiane Neuville, <i>Trustee</i>	Retired	2011

Catherine Creedon has served as Director since October 2007. As director, she supervises day-to-day operations of the Library and acts as liaison to the board, ombudsman to the community, and director of the Library's financial operations. Prior to working at the Library, she has been employed as a Local History and Reference Librarian at Rogers Memorial Library in Southampton, NY and Director of Libraries for the Morris Center Schools. She holds a B.A. in English and a M.L.S. from the University of Minnesota.

The Library has 7 full-time and 13 part-time employees. There are three full-time certified librarians, including a Reference Librarian, Children's Librarian, and the Director. The remaining full-time staff members include: 1 Head of Circulation, 1 Senior Clerk, 1 Technology Coordinator, and 1 Technical Services Coordinator. Part-time staff include: 1 certified Reference Librarian, 5 Circulation Clerks, 1 Page, 2 Custodial Workers, 1 Technical Services Assistant, 1 Program Coordinator, 1 Bookkeeper, and 1 Handyman. All staff members report to the Director.

Funding for the operations of the Library is primarily derived from real property taxes levied by the East Hampton Town and Southampton Town on behalf of the Library. The Towns derive the power to levy an ad valorem real property tax on behalf of the Library from the State Constitution, the State Education

Law and the State Real Property Tax Law. The Real Property Tax Law governs the methods and procedures to levy, collect and enforce this tax. These tax funds are received by the Sag Harbor Union Free School District on behalf of the Library.

The Board of Trustees of the Library establishes, with voter approval, any increases to the tax levy the Library requires to fund its annual operating budget. Once approved by the voters, the annual tax levy for library taxes cannot change from year to year, unless it is affirmatively increased or decreased by the voters of the Sag Harbor Union Free School District. At the special referendum conducted on June 29, 2009, the voters of the District approved an additional levy of library taxes in a maximum annual amount of \$905,000 for twenty (20) years, to pay the annual debt service for the Project. The Library receives its full levy from the District between January and July of the Library's fiscal year.

The Library's fiscal year runs from January 1st to December 31st. In the summer of the preceding calendar year, the Library Director develops the annual budget with input from the staff and the Board. The Library's annual operating budget for 2010 is \$1,088,880.00, \$1,038,150.00 of which is raised by a tax levy on the real property in the Sag Harbor Union Free School District. (Source for Section 3.6.2., John Jermain Memorial Library)

## 3.7 Community Facilities and Cultural Resources

### 3.7.1 Religious Institutional Uses

Two active churches are located within a 1/4 mile radius of the Library. St. Andrew's Roman Catholic Church, located at 122 Division Street, and the First Presbyterian Church of Sag Harbor ("The Old Whalers' Church"), located at 44 Union Street. St. Andrew's Church contains about 75 parking spaces and holds services Monday through Friday at 9 am, Saturday confession and services at 4:45 pm and Sunday services between 8:30 am and 11:30 am and at 5:30 pm. This church also has office hours Monday through Friday between 9:30 am and 5 pm. The Old Whalers' Church contains about 21 parking spaces and is open on Sunday mornings, starting at 9 a.m., for service, Sunday school and a nursery program. Church music rehearsals take place on Thursday evenings at 6 pm.

### 3.7.2 Historic and Institutional Uses

In addition to the Library, historic buildings and areas in the landmark-designated historic district include the Old Whalers' Church, the Methodist Church, the Whaling Museum (Masonic Temple), the Custom House, the Old Burying Ground, Oakland Cemetery, and Mashashimuet Park. The historic district also includes the school district high school/middle school and one elementary school. Tourism is a major contributor to the local economy.

### 3.7.3 Archeological Resources

Records indicate that prior to the construction of the Library in 1910, there was a house situated on the library property. An article in the *Suffolk County Historical Society Register* states that at the time of the 1908 deed transfer to the Margaret Olivia Sage, Phebe B. Seamen resided in the dwelling, and the mortgage was held by M. Isadora Smith (Moeller, Henry W. and Suzan C. Smyth, "History of the John

Jermain Memorial Library Parcel.” *Suffolk County Historical Society Register* vol. XXV, no. 3 pp 66-74) The Library plot was excavated at the time of the 1910 construction and sits considerably lower than its two contiguous neighbors; a brick wall acts as a retaining wall along those property lines. The soil/geotechnical report yields no indication of archeological importance or evidence of prior occupation of the site.

## 3.8 Aesthetics Resources

### 3.8.1 Aesthetic Resources of the Building & Site

The current Library building was commissioned by Mrs. Russell Sage and designed by Architect Frederick Allen with a neo-classical Greek front portico. The solid brick and stone exterior is enhanced by the low parabolic dome, triangular pediment and Doric columns. The tiled dome itself and stained glass laylight were designed by the Guastavino Fireproof Construction Company. The Library was designated as an historic landmark by the Village of Sag Harbor, under the provisions set forth in the Sag Harbor Village Code 55-13.4, and is a contributing building within the National Register-listed Sag Harbor Historic District.

### 3.8.2 Aesthetic Resources of the Neighborhood

The prominence of the existing site on the outside bend on the main Village thoroughfare gives the Library building a stature that is not easily duplicated elsewhere in Sag Harbor. It is located just southerly of the Main Street business area, in an urban single-family residential setting central to the entire Village, with other historic and cultural resources of the Village including the Whaling Museum, the Custom House, and the Sag Harbor Historical Society, all significant reminders of this Village’s historic past. So located, the neighborhood surrounding the Library has a unique appearance with its larger cultural and historic structures and grounds, providing a feeling of visual stability in this dense residential setting.

## 3.9 Energy

The current consumption of the Library’s electric and fossil fuels for heating, cooling, power and lighting are as follows:

- Electric – Existing 400amp three phase service off a pole mounted transformer on Union Street, providing for the Library’s power, lighting, cooling and hot water. The average yearly cost for electricity is \$12,572.
- Fuel Oil – Existing 500 gallon above ground oil storage tank is used to supply heating oil for the oil fired boiler supplying building heat. The average yearly cost is \$8,750.

## 4.0 Probable Long-Term Impacts of the Proposed Action

### 4.1 Land Use Impacts

#### 4.1.1 On-Site Impacts

##### 4.1.1.1 Building Impacts

The goal of providing an “open” addition to the Library comes as a response to the Secretary of Interior’s standards for rehabilitating historic structures as well as carrying forward an inviting atmosphere in which to provide Library resources and services to the community. The new addition attempts to achieve this with considerably more glass than the current building. The original building will be restored to its stately but somewhat introverted and contemplative interior experience. When stepping into the new addition from the existing building, the patron will see open views of the Village and adjacent streetscapes, not possible in the original building.

##### 4.1.1.2 Impacts on the Library Site

The Library and its architectural team have thoroughly studied adding onto the current building in a manner that respects the historic edifice and which works well with the Village’s streetscape. The proposed project illustrates an intent that includes two wings, which are set back from the Library’s main entrance and which present to the street narrow, house-scaled elevations.

The proposed roofline of the addition is 6.25 feet below the maximum height limit as contained in the Table of Dimensional Regulations of the Village Zoning Code, and well below the existing building’s overall height. (The zoning height variance being sought pertains to the mechanical penthouse and generator which is positioned closest to the original structure, atop the addition, virtually out of sight from ground level). The proposed roofline also penetrates the imaginary side-sloping “pyramid” at the rear of the structure. This imaginary pyramidal shape occurs on all sides of a structure in the R-20 Residential District (in which the Library is situated) rising at a 45° angle to the horizon and reaching a peak above the structure. The base of this imaginary pyramid or “sky plane” begins, on the front and rear property lines, at the average existing natural grade; on the side property lines it begins 5’ vertically above the average elevation of existing natural grade. The relative impacts of these variances are shown on **Sheets A3.00 and A4.00 of the Architectural Plans in Appendix 3.**

##### 4.1.2 Impacts on Abutters

Landscaping and screening is shown on Sheet A2.00 and on Exhibit 3 in **Appendix 3: Full Sized Civil and Architectural Drawings, and described in Section 2.1.3 of this DEIS.** As can be seen on the plans, the Jefferson Street abutting owner will receive new landscaping, approved in joint consultation with the Library (subject to approval by the Village Planning Board). The screening is not intended to obstruct out the view entirely, but to provide a green screen through which the new (and original) structures will still be visible. Since obtaining owner sign-off is not obtainable from the Union Street abutting owner (**as discussed in Section 2.5.3**) no landscaping or screening work is being proposed on their property. The work along this property line would be limited to the removal of unsafe trees that which are located completely on the Library’s property, along with the trimming of overhanging trees that will inhibit the construction of the new addition. The existing property line retaining wall (which is located completely

on the Library's property (**See Appendix 20**) will be stabilized, shored, cut off below grade and buried. The site grade between the two properties will then be repaired up to the height of the Union Street abutter. All such work is to be conducted on the Library's property.

A required standby generator for the fire suppression system may be required by the Fire Marshal. It would be located on the roof near the air handling equipment. Approximately 6.4' in height including its muffled exhaust pipe, the sound baffles enclosing it would be visibly noticeable from the southerly direction on the roof. (**See Appendix 3: Full Size Civil and Architectural Drawings, A3.00 and A4.00**)

Because the addition is dug into the hillside behind the library, from the two adjacent properties up Jefferson and Union to the east, the addition will appear about 26' high. It will actually rise about 35' from ground level in the lower entry patio plaza. The familiar dome and edge cornice of the original building will still be visible from the easterly direction.

#### 4.1.3 Compliance with Village Plans of Record

##### 4.1.3.1 Village Planning Strategies

The most recent planning document for the Village, "Planning Strategies for the Village of Sag Harbor" (2008), prepared by Inter-Science Research Associates, Inc., is utilized as a comprehensive plan for the entire Village, and references extensively the earlier Local Waterfront Revitalization Plan, whose planning area does encompass the entire Village.

It is submitted that an action such as the proposed project that has a major by-product of keeping patrons and customers coming into Sag Harbor to shop, dine and support its historic and cultural resources supports the overall goal of a healthy downtown and thus also implicitly supports and complies with the central tenets of "Planning Strategies...".

##### 4.1.3.2 Local Waterfront Revitalization Program (LWRP)

In The 1998 amended LWRP policies for the Village, the following apply to the current SEQR evaluation.

The LWRP, as one of its main purposes states... *"To safeguard the tranquil residential and historic atmosphere of Sag Harbor Village"*, (p. 32 "Planning Strategies...").

Policy #1.2 focuses on development patterns and recommends, *"...Protecting and enhance residential areas. To protect the overall quality of life in the Village, it recommends promoting an architectural character in residential neighborhoods which is compatible with existing residences and reflects the Village's historic character."*

It is believed that the proposed project, which in enhancing the physical presence and functional life of the John Jermain Library, is compatible with this policy.

Policy #1.2 further states *"...Minimize adverse impacts of new development and redevelopment. It recommends avoiding alteration of the natural shoreline, and promoting designs that are consistent with the maritime heritage character of the village, in terms of mass, distribution of structures, scale, materials, intensity of use and architectural style." ...*

Policy #5 “Protect and improves water quality and supply in the waters of the Village of Sag Harbor”, Policy #5.1 “Prohibit direct or indirect discharges which would cause or contribute to contravention of water quality standards”, and Policy #5.2 “Minimize nonpoint pollution of coastal waters and manage activities causing nonpoint pollution” are all implemented by the proposed project in that stormwater runoff from existing impervious surfaces as well as from the expansion will be contained on-site.

Policy #8 focuses on historic resources stating, “*Preserve Historic Resources of the Village of Sag Harbor*”... *(T)he intent of this historic preservation policy is to preserve Sag Harbor's historic, cultural and archaeological resources. Concern extends not only to the protection of specific sites or resources, but to protection of areas adjacent to those resources - and to the Village's historic district and waterfront area as a whole.*” The policy notes the Village is a Certified Local Government under the National Historic Preservation Act of 1989 and the character of the Historic District within which the Library is located and is a designated landmark, is protected under the criteria of the Secretary of the Interior’s “Standards for Rehabilitation and Guidelines for Rehabilitating historic Buildings”.

Policy #8.1 further states “...***Maximize preservation and retention of historic structures.*** *This policy recommendation charges the Board of Historic Preservation and Architectural Review be diligent in maintaining records of historic structures, and consideration of rigorous standards to preserve the historic character of the community.*”

It is believed that, since this project is subject to local administration of the Secretary’s standards, the design of this project protects an essential resource of the Historic District and is compatible with this policy.

Policy 8.2 states “***Protect and preserve archaeological resources.*** *Where appropriate, require archaeological evaluations prior to site disturbance, to ensure that any resources are not lost with development.*”

Documentation from the OPRHP contained in Section 4.4 below document achievement of Policies 8.1 and 8.2.

The LWRP recommends specifically under Policy 8.2 in paragraph C.2. for the Village to, ... “***Design new development or redevelopment of such size, scale, proportions, massing, spaces and spatial relationships so as to create harmonious composition of the new or altered building or structure to existing buildings or structures as already exist, and the environs in which they are set.***” Again, because the proposed project is subject to local administration of the Secretary’s standards, the design of this project protects an essential resource of the Historic District and is compatible with this policy.

As stated in Section 3.4.2, the LWRP sets as Village policy the harmonious relationship between land uses as a guide to judge new and redeveloped land uses. It is believed that the proposed Library expansion does provide such a relationship. A Coastal Assessment Form has been completed and is located in **Appendix 13**.

## 4.2 Water Resources

### 4.2.1 Stormwater Runoff

The proposed stormwater management plan for the project would include the installation of catch basins, trench drains, leaching catch basins and leaching basins to capture and recharge all stormwater on-site, as indicated on the *Grading & Drainage Plan*. A copy of this plan is contained in **Appendix 3: Full Size Civil and Architectural Drawings (Drawing No. C3.00)**. The drainage system is designed to capture and contain at least a two-inch rain event. The proposed drainage design includes two (2) drainage areas, with a total of five (5) leaching pools and a capacity of approximately 2,805 cubic feet (see Table 4.2.1 below).

Table 4.2.1: Proposed Drainage Design

Drainage Tributary Area	Location	Leaching Pools	Capacity (Cubic Feet)
1	Southerly Site Area	(4) – 10 foot dia. by 8 feet deep	2,189
2	Northerly Site Area	(1) – 10 foot dia. by 9 feet deep	616
Totals		(5) Leaching Pools	2,805

The drainage design for the proposed courtyard area (Tributary Area 1) provides for 2,189 cubic feet of capacity. The subsurface containment proposed for this area of the site would be more than double the volume required by the Village Code and would accommodate a 4-inch in 24-hour rainfall event.

The proposed drainage design would include capturing the stormwater runoff from the roof areas. The proposed drainage system is designed for a greater capacity than which is expected from the increase in impervious surface associated with the proposed project. As such, all stormwater would be captured and recharged on-site with the proposed action. Thus, no significant adverse drainage impacts would result from the proposed project.

### 4.2.2 Groundwater

The subject property is located within the Groundwater Management Zone V as defined and established by the Suffolk County Department of Health Service. Hydrogeologic Zone V is characterized as a deep recharge area. To minimize the potential for adverse impacts to groundwater, the proposed project is designed to comply with the relevant Highest Priority Areawide Alternatives of *The Long Island Comprehensive Waste Treatment Management Plan* (often called “the 208 Study”).

The Suffolk County Department of Health Services has promulgated various regulations and standards that are designed to protect the water resources of Long Island. Article 6 of the Suffolk County Sanitary Code specifically governs sanitary wastewater discharges. The regulations contained in Article 6 protect water resources by limiting the “population density equivalent” within specific Groundwater Management Zones. Since the subject property is situated within Groundwater Management Zone V, pursuant to Article 6, the maximum permitted sanitary discharge, if an on-site sanitary system is used, is 300 gallons per day.

#### 4.2.2.1 Wastewater

Based on the current design criteria of the Suffolk County Sanitary Code, the total existing sanitary design flow associated with the existing building and use is approximately 347.5 gallons per day. The existing sanitary design flow calculation is as summarized below:

Library	7,084 SF x 0.03 GPD/SF	=212.5 GPD
Occupants (Meeting Room)	27 Occupants x 5.0 GPD/Occupant	=135.0 GPD
<b>Total Existing Sanitary Flow (Design Density)</b>		<b>=347.5 GPD</b>

The existing sanitary design flow for the project (347.5 GPD) would also be considered as the population density equivalent for the site. The population density equivalent is used by the SCDHS in comparing the design sewage flow for a project.

Based on the current design criteria of the Suffolk County Sanitary Code, the total proposed design density (sanitary flow) associated with the proposed use and development (building addition/renovations) is approximately 600.5 gallons per day. The proposed design (sanitary flow) calculations are as summarized below:

Library	14,351 SF x 0.03 GPD/SF	= 430.5 GPD
Occupants (Meeting Room)	34 (Occupants) x 5.0 GPD/Occupant	= <u>170.0 GPD</u>
<b>Total Proposed Design Density</b>		<b>600.5 GPD</b>

The difference between the flow shown in Section 2.4.4.2 is that flow is the proposed Total Hydraulic Load (625.5 GPD) and the flow here is the Density Equivalent Flow (600.5 GPD). The Total Hydraulic Load represents the sanitary flow used to size (design) the sanitary system. The Density Equivalent Flow is the flow used to evaluate density and is what the Suffolk County Department of Health Services Board of Review would be looking at in terms of the density the Library is seeking.

Based upon the figures above, the total proposed sanitary flow associated with the project would exceed the maximum permitted sanitary discharge (population density equivalent) under Article 6 of the Suffolk County Sanitary Code by approximately 253 GPD or seventy three percent (73%). Accordingly and with the use of an on-site conventional subsurface sanitary sewer system, permission from the Board of Review is required. A separate application must be made to the Board of Review requesting relief from the density criteria of Article 6. In granting of such relief, the Board of Review may require that preservation credits be procured as a means of mitigation along with conditions such as the Library must connect to the Sag Harbor Sewer District if and when available. It should be noted that the 73% relief necessary is consistent with the Board of Review's policy of granting up to 100% relief from sanitary discharge requirements. Had the extension of the Sag Harbor Sewer District been approved by the Village, no such action by the SCDHS Board of Review would be required for the project.

The proposed on-site sanitary system improvements would involve abandoning the existing on-site substandard system and construction a new on-site subsurface sanitary sewer system as described in Section 2.4.4.2 of the DEIS. The new system would be constructed in a manner that conforms to the current design standards of the Suffolk County Sanitary Code.

The design density for this project is similar to the equivalent design density for (2) – single-family residences (600 GPD). In providing a new on-site conventional subsurface sanitary sewer system that conforms to the current design standards of the Suffolk County Sanitary Code, no significant impact associated with the on-site treatment of wastewater on groundwater is expected.

#### 4.2.2.2 Geothermal

The proposed well will be a ground source, open loop geothermal heat pump with two supply wells (one a standby) and up to two diffusion wells. The supply well will be tied to (3) 70 gpm heat pumps for a maximum demand of 210 gpm. The depth of the wells is to be determined, although they are intended to tap into the upper glacial aquifer and therefore will be relatively shallow. The location of the supply and diffusion well heads are depicted approximately on the **Grading and Drainage Plan (see Appendix 3)**. The well achieves the required distances, a minimum distance of 75' separation from the supply to dispersion wells and 50' separation of these wells from a septic field (Part 602 Long Island Well Permit requirements) between intake location and discharge and other infiltration structures by a combination of vertical and horizontal separations. The intent is to update the site plan with the Village when the permit is filed. Because this is an open loop system, with groundwater pumped being returned as groundwater recharge, there is no anticipated effect on groundwater or any nearby irrigation wells, should they exist. The well will exceed the DEC's threshold of 45 gpm and will require a Long Island Well permit. The intent is to update the site plan with the Village when this permit is filed. As such, the net consumptive use of groundwater by the geothermal system is expected to be negligible, thus no net impact on groundwater quantity or quality is anticipated.

#### 4.2.3 Surface Water

The proposed on-site subsurface system would be constructed in a manner that conforms to the current dimensional design standards of the Suffolk County Sanitary Code. The on-site sanitary system would be over 1,800 linear feet from the nearest water body. The distance is eighteen (18) times greater than the minimum standard of 100 feet as specified in Suffolk County Sanitary Code. No impact associated with the on-site treatment of wastewater on surface waters is expected.

### 4.3 Aesthetic Resources

#### 4.3.1 Visual Effects on the Project Site

The proposal is for the existing building to be restored to its 1910 condition and grandeur. Deterioration to the exterior will be repaired. The patina will remain. Temporary mediating measures will be removed and replaced with permanent fixes. The proposed addition presents to the street frontages narrow, house-scaled elevations. While the setbacks are reduced, they emulate similar conditions numerous and nearby in the Village Historic District.

## 4.3.2 Visual Impacts on the Abutters

### 4.3.2.1 Landscaping and Screening, On-site and Off-site

Screening landscape is intended to soften the appearance of the new façade from the abutting properties. It is very common, if not universal, in Sag Harbor to see bordering vegetation along abutting property boundaries. The proposed plant material selections, by species and size as described in **Section 2.1.3 of this DEIS**, are consistent with these local planting patterns and the project's low-maintenance goals. Planting on-site and off-site has been reviewed and agreed to by the owner of 5 Jefferson Street as evidenced in **Appendix 5**. In regards to the other abutting neighbor at 6 Union Street, see further discussion in **Section 2.5.3 and Appendix 5**.

In summary, only unsafe trees on the Library property will be removed, overhanging and otherwise unsafe trees will be trimmed as necessary. These trees, specifically along the Union Street abutter property line, appear as volunteer trees, that is to say, self seeded and not part of a landscape plan and which have been left to grow untended. In the future, these trees will need to be maintained in order for this process not to repeat itself.

### 4.3.2.2 Daytime Shadow Effect

The shadow studies presented in **Appendix 14: Solar Studies**, show the shadows cast by the existing Library (outlined in red), the proposed addition, and all of the surrounding structures and tall vegetation. It can be seen by these studies that shadows cast at the summer and winter solstice by the existing Library on its site, on adjacent streets, and adjacent properties are far greater than those of the addition. The studies also show that existing nearby buildings and vegetation cast shadows of their own on their own and adjacent properties and also on adjacent streets.

### 4.3.2.3 Nighttime Light Trespass

An illumination plan, to depict the impact of interior casting light out on to the site and surrounding areas from the glazed new addition, has been prepared. It is shown in **Appendix 15: Shades Open ISO Foot candle Plot Rendering ("LTG-1.0")**, as a site-wide, computer generated ISO-foot candle plot (10'x10' grid), as well as one rendered façade (the Jefferson Street side).

The exterior ISO foot candle plot is an approximate depiction of landscape lighting as proposed and interior light spill emanating from the glazed openings and windows of the existing building and the addition, including the opalescent masking film on the #5 Jefferson Street side. This is a translucent film applied to the interior of the window which visually "fogs" light passing through it. The film has no significant reflectance value and is visually not apparent from a public view of the building. It should be noted that the accuracy of this emanation light from the proposed addition can be as low as 50% for exterior calculations due to the unstable nature of the reflectance values of landscape elements. This "instability" is chiefly due to the nature of the material, i.e. natural vegetation, which moves with the wind current pattern and the reflectance value of the plaza paving material. A windless evening will produce a uniform light screening, while a windy and or rainy evening will cause the screening ability of the landscaping and paving reflectance to vary with weather conditions. **Appendix 15** depicts a dry, stable condition.

A rendered view of the proposed project has been included to subjectively model the relative brightness and appearance of the addition. It accurately depicts that the brightest elements on the completed project are no brighter than the existing fixtures at the front portico. The facade rendering depicts light levels only and not building materials, coloration, or landscaping.

These exhibits are provided to depict that no light overspill or trespass will occur onto adjacent properties, even in the "shades up" condition. Further, the nighttime plaza and walkway lighting will not spill over onto adjacent properties. The full screening effect of the proposed planted landscaping has not been included, to show the actual maximum effect of the interior lighting. Interior lighting will be extinguished after closing hours upon completion of routine housekeeping activity. Security and emergency lighting may probably remain lit for liability reasons.

## 4.4 Historic and Archeological Impacts

### 4.4.1 Impacts on Historic Structures

The National Park Service, in its Standards for Rehabilitation taken from "The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995", offers the following recommendations as items 9 and 10 in a 10-point list:

"9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The Standards offer supplementary recommendations for additions:

"New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated, so that the addition does not appear to be part of the historic resource."

"Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building."

"Designing new additions in a manner that makes clear what is historic and what is new."

The Sag Harbor Village Code in Section 55-13.2.L specifically refers to these standards:

"The [Historic Preservation and Architectural Review] Board is charged with the duty of maintaining the desirable character of the Historic District and of designated historic and cultural landmarks. When reviewing plans relating to property in the Historic District and plans relating to a designated historic and cultural landmark, the Board shall utilize and be guided by the Secretary of the Interior's "Standards

for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", as well as the provisions of Article 13 of this Code."

The simple mimicry of the current façade or continuation of the building line or height into an addition is not considered best practices for additions to historic facades. Such is not the case here where the proposed façade, while contrasting from the existing building, does so in a complimentary manner, enhancing its prominence and dignity. Thus, the proposed style of the addition conforms to the mandate from the Secretary of the Interior regarding Rehabilitation of Historic Places.

The New York State Office of Parks, Recreation and Historic Preservation in a letter dated July 21, 2009 in fact determined that the proposed restoration and addition should have no adverse impact on the historic or cultural resources of the Village. The letter states in part:

"...OPRHP has reviewed the project under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. ... John Jermain Library is a contributing building within the National Register-listed Sag Harbor Historic District. As such, the project must be reviewed not only as it affects the individual structure, but also how the proposed work affects the district.

Based on our review of the information submitted, we understand that the project includes not only repair and restoration of the existing building, but also a fair-size addition at the back of the building which wraps around the sides near the property line. The OPRHP realizes that historic libraries need to update and expand in and around their existing buildings to accommodate new uses within their communities and modern technologies. Such expansion can be quite challenging in historic districts, especially those in denser neighborhoods. That said, it is the opinion of the OPRHP that the proposed addition *in theory* will have No Adverse Impact on the historic and cultural resources of Sag Harbor. The determination is based on the condition that the Library and its architects will continue consultation with the OPRHP through the design development phase to ensure that the proposed work complies with the Secretary of the Interior's Standards for Rehabilitation." (See Appendix 16: NYSOPRHP letter - "No Adverse Impact" and Plans and Renderings dated May 6, 2009 which was the basis of the NYSOPRHP's review.)

#### 4.4.2 Impacts on Archeological Resources

The project will have no impacts to archeological resources of the site. The New York State Office of Parks, Recreation and Historic Preservation in a letter dated May 26, 2010 determined that it has no further archeological concerns with respect to the proposed project. The letter states in part,

"...OPRHP has reviewed the project under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. As you know, additional information was previously submitted to our office regarding previous disturbance at the project site. Based on a review of that material, OPRHP has no further archaeological concerns for the project as designed." (See Appendix 17: NYSOPRHP letter "No Archeological Concerns" and Plans and Renderings dated May 6, 2009 which was the basis of the NYSOPRHP's review.)

## 4.5 Impact on Transportation

### 4.5.1 Impacts on Circulation

Table 4.5.1.1 shows the traffic generation analysis using the Institute of Transportation Engineers (ITE) Standard Trip Generation Manual 8<sup>th</sup> Edition and the results of the August 2009 Library survey. The use of the manual is of course always required in any trip generation analysis, however as stated in pages 1 and 2 of Volume 1 (User's Guide) of the manual, "At specific sites, the user may wish to modify trip generation rates presented in this document to reflect the presence of public transportation service, ridesharing, or other travel demand management (TDM) measures; enhanced pedestrian and bicycle trip-making opportunities, or other special characteristics of the site or surrounding areas." The library trip generation statistics are based on ten surveys at library sites throughout the U.S. In these studies, the ITE has examined libraries in more typical suburban settings providing at least some parking, and few in urban settings providing no parking.

By using the data collected in August of 2009, the Library can compare its own statistics to that of the ITE, but a fair degree of confidence can be gained in knowing that real world data is perhaps more relevant to the instant case than pure reliance on a manual. Thus, the traffic generation at the Library is expected to be less than that projected by using the ITE figures, since a significant portion of the Library patrons visit other destinations in the area and walk or bicycle to the Library, as shown in Table 3.5.1.2 previously.

Shown below are the calculated (ITE) and tabulated (patron survey) figures. Calculated daily trips figures, based on ITE data, are for a weekday. To the Library's highest 6 tabulated days in August (weekdays except one Saturday) were added trips by 13 employees (26 trip ends) even though they may not have been taken during the peak hour, in order to give a conservative estimate. (Mondays, Thursdays and Saturdays are reported by the Library to be the busiest days of the week depending on the time of year.) Based on the tabulated data, it is expected that the average daily trip generation when the Library addition is completed would be 524 trips per day. Of these trips, as much as one-third of the amount would be by bicycle, drop-offs, or walking, as shown in Table 3.5.1.2.

Table 4.5.1.1: Traffic Generation for the Existing Library and the Library Expansion

Gross Floor Area (SF)	ITE Daily Trip Generation: 56.24/1,000 GSF*	JJML Daily Trip Generation: Top 6 Days August 2009 + 13 Employee Trips	Ratio of Real World to ITE	Projected Daily Trip Generation Using Ratio
Existing (7,084)	398	234 + 26 = 260	0.65	-
Proposed (14,351)	807	-	0.65	524

\*Based on a library use (590) during the weekday, ITE Trip Generation, 8<sup>th</sup> Edition. "Trips" equals trip-ends, one arriving and one leaving.

More important than average daily trip generation is the traffic generated in the peak hour. Table 4.5.1.2 shows the calculated peak hour traffic generation for the existing Library and the Library expansion using ITE statistics and then deriving existing and projected figures for the Library. These figures will then be compared to the peak hour traffic found on Labor Day weekend, not an identical overlay, but on a busy weekend nevertheless, to see if a significant addition to the traffic conditions surrounding the Library can be expected. The table shows that the ITE would project 52 peak hour trips today and 105 in the future. The real world analysis, again based on the August 2009 patron survey,

would indicate a peak hour traffic generation of 34 trips and a build-out trip peak hour generation of 68 vehicles.

Table 4.5.1.2: Peak Hour Traffic Generation for the Existing Library and the Library Expansion

Gross Floor Area (SF)	ITE Peak Hour Trip Generation: 7.3/1,000 GSF*	Peak Hour Trips Ratio of Real World to ITE = 0.65**
Existing (7,084)	52	34
Proposed (14,351)	105	68

\*Based on a library use (590) during the weekday, ITE *Trip Generation*, 8<sup>th</sup> Edition.

\*\* From Patron Survey based on the highest 6 traffic arriving days in August 2009.

Compared to the existing traffic counts as shown in Section 3.5.1.1, the ITE would estimate that this represents about 7.6 % of the peak hour traffic at Main and Jefferson and about 6.9% of the peak hour traffic at Main and Union. The patron survey peak hour estimate is 5.5% and 4.5% respectively.

Projecting build year traffic is an inexact science but a 2-2.5% background annual increase is common to the Town of Southampton and the Sag Harbor-Bridgehampton Turnpike specifically (NYSDOT LITP 2000 planning study and Orchard at Bull’s Head DEIS). Thus, Build Year (Spring 2012) peak hour traffic in front of the Library would rise from 682 to 725 vehicles per hour at Main and Jefferson and from 754 to 802 vehicles per hour at Main and Union Streets. It should be noted that the average 2-2.5% projected rates do not account for the Library expansion *per se* or any other planned developments in the vicinity of the proposed project. If the additional traffic projected by the ITE were added to the background increase then peak hour traffic at Main and Jefferson would rise to 778 vehicles and peak hour traffic at Main and union would rise to 853 vehicles per hour to account for the added Library traffic. If the 105 vehicles projected for the Library expansion (ITE) are so accounted for, then the proportion of Library peak hour traffic to all traffic in the Spring of 2012 rises to 13.5% at Main and Jefferson and to 12.3% at Main and Union. Based on the patron survey, peak hour traffic in the Spring of 2012 due to the Library expansion would rise to 8.7% at Main and Jefferson and to 8.0% at Main and Union. While these increases may be noticeable, they are not expected to be significant additions to the normal growth of traffic on this segment of Main Street.

#### 4.5.2 Impacts on Parking Resources

The next topic for discussion will be the expected parking demand generated by the Library expansion and impact of this expansion on the current inventory of available parking. Table 4.5.2.1 below summarizes the proposed project’s compliance with existing parking and loading regulations. As can be seen in Column A, the existing Library has no parking on-site, so it is technically deficient by some 56 spaces, computing the parking requirements based on a breakdown of the floor area devoted to seating, book shelves and the number of full time employees. Not all employees are in the facility at the same time. Normal staffing is from 6 to 7 employees; a shift change would generate a temporary increase in parking space generation, and a full staff meeting would generate up to 20 spaces. This report will use 13 employees based on the floor area analysis in **Appendix 12: Exhibit 1 – Parking and Truck Loading Requirements**.

The proposed Library expansion nets an increased requirement of some 28+ spaces (Column B + Column C), for a net aggregate deficit of 84 spaces shown in Column D. Since this number is impossible to actually provide on-site, a variance from the parking standards in the Village Code will be sought from the Zoning Board of Appeals.

Again, the Village Code does not specify handicapped parking requirements, referencing the New York State Uniform Fire Prevention and Building Code. Generally applicable guidelines are stated in the ADA Accessibility Guidelines 4.1.2. The footnote to Table 4.5.2.1 gives the ratio of handicapped parking to be provided for new construction. These spaces are included in the overall aggregate parking to be provided.

Likewise for truck loading, the Village Code requires one loading space for the existing Library (with the option of a waiver by the Planning Board). One loading space (with no Planning Board waiver option) would be required for the renovation/expansion. Since none can be practically provided on-site, a variance from this requirement will also be sought.

Table 4.5.2.1: Parking and Loading Requirement Analysis – No Fixed Seating Method

Parking Space Calculations per Schedule 55-9.6(D)	A - Existing Bldg. Configuration (7,084 SF)	B - Proposed Expansion Only (7,267 SF)	C –Renovated Existing Bldg. Configuration	D –Total Deficit for Renovation and Expansion (14,351 SF)
Library Use same as Auditorium Use: 1 @ 40 SF Seating Area, where fixed seating not required	<b>38.7</b> [1,550 SF/40 SF]	<b>29.8</b> [1,192 SF/40 SF]	<b>-5.6</b> [-225 SF/40SF]	<b>62.9</b> [A+B+C]
+ 1 @ Employee	+ <b>13.0</b> [13 Staff/1]	+ <b>4.0</b> [4 Staff/1]	- <b>4.0</b> [-4Staff/1]	+ <b>13.0</b> [A+B+C]
+ Storage Use (Shelving Areas counted as Storage): 1 @ 500 SF Floor Area	+ <b>3.6</b> [1,823 SF/500 SF]	+ <b>3.1</b> [1,562 SF/500 SF]	+ <b>1.4</b> [709 SF/40 SF]	+ <b>8.1</b> [A+B+C]
= Aggregate Parking Spaces Required	= <b>55.3</b> Required -0- Provided	= <b>36.9</b> Required	= <b>-8.2</b> Spaces	= <b>84.0</b> Required and Aggregate Deficit
<b>Handicap Parking per ADA Requirements*</b>	<b>3</b>	<b>2</b>	<b>-1</b>	<b>4</b>
<b>Loading Space Calculations per Schedule 55-9.6 (E)</b>	<b>1</b> unless waived	<b>1</b>	(As Existing)	<b>1</b>

\* Per ADA requirements, 1 handicap space is needed for the first 25 required spaces; 2 for 26-50 spaces; 3 for 51-75 spaces; 4 for 76-100 and so on. These spaces are included in the Aggregate Parking Space Count.

Another way to calculate the parking demand is to determine the actual seating capacity for the future Library after its expansion. Table 4.5.2.2 below totals this proposed fixed seating and calculates the corresponding parking requirements. The calculation also derives from Section 55-9.6 of the Village Code:

Table 4.5.2.2 Parking and Loading Requirement Analysis – Fixed Seating Method

Parking/Loading Space Calculations per Schedule 55-9.6	Proposed Library Floor Area
Library Use based on Permanent Seating: 1 @3 Seats	[104 Seats/3]= <b>34.7</b>
+ 1 @ Employee	<b>+ 13</b>
+ Storage Use (Shelving Areas counted as Storage): 1 @ 500 SF Floor Area	+ [3,603 SF/500 SF] = <b>7.2</b>
= Aggregate Parking Spaces Required	<b>54.9 (55)</b> Required to be Provided On-site
<b>Handicap Parking per ADA Requirements*</b>	<b>3</b>
<b>Loading Space Calculations per Schedule 55-9.6 (E)</b>	<b>1</b> unless waived

\* Per ADA requirements, 1 handicap space is needed for the first 25 required spaces; 2 for 26-50 spaces; 3 for 51-75 spaces; 4 for 76-100 and so on. These spaces are included in the Aggregate Parking Space Count.

Under this method of calculating the parking requirements, 55 parking spaces and one loading space would be needed. This is some 29 spaces less than by calculating parking demand based on the auditorium use (84 spaces), which is based on seating floor area rather than fixed seating. It should be made clear that the DEIS does incorporate both methods of determining parking demand using the Village Zoning Code in its analyses.

#### 4.5.3 Projected Peak Hour Demand from ITE and Patron Counts

An analysis of parking demand will now be presented. It is partially based on the ITE and also on the patron survey undertaken by the Library. How this demand can be met with existing parking opportunities in the reasonable vicinity of the Library will be next addressed.

Existing (Labor Day) peak hour traffic passing in front of the Library on Main Street was between 682 and 754 vehicles. Admittedly, the Library’s peak hour is not always on a Saturday, but adding 68 vehicles (from Table 4.5.1.2) to either of these figures represents but between an 9% to a 10% increase, noticeable perhaps, but not expected to cause traffic congestion, even if occurring on a Labor Day weekend. This assumes all of these trips pass by the Library. Based on the existing turning movements shown in Table 3.5.1.1, some of them, but less than 10%, would turn left on Jefferson St. or Union St. or right on Garden St. None of these movements would significantly impact existing traffic on any of those streets.

Table 4.5.3 shows the number of parking spaces that are currently required by the Sag Harbor Village Code in Column B. Column C of Table 4.5.3 shows the number that would be required by applying ITE standards from “Parking Generation - 3<sup>rd</sup> edition”, Institute of Transportation Engineers, 2004, at peak hour on a weekday. It should be noted that the ITE standards are based on suburban settings where patrons are expected to drive to a library and park on the library grounds. The ITE statistics are based on seven study sites largely in the Midwest and West Coast and thus may not best represent Sag Harbor. The use of this manual is, of course, always required in any parking demand analysis, however as stated in pages 2 and 3 of the manual, “Local conditions and area type can influence parking demand. Parking Generation’s wide array of data blends many site conditions and may not best reflect local conditions. Therefore surveys of comparable local conditions should always be considered as one of the best means to estimate parking

*demand to account for local factors. While Parking Generation is not the final word on parking demand or an authoritative standard, this report contains the best available data on the subject of parking demand related to land use. It represents only the beginning of information that may be necessary to accurately determine what the parking demand may be for a specific land use given unique site characteristics”.*

Therefore, in Column D, the parking demand shown may better reflect the real world, given the responses in the August 2009 patron survey. On the six peak traffic days that month that people arrived *by car* as opposed to *by any means* in the August 2009 survey, a daily average of 87 cars reported arriving, all presumably seeking parking near the Library. Parking demand during the peak hour can be determined based on the peak hour traffic arriving at the Library. By applying a known ratio of peak hour traffic to average daily traffic, peak hour parking demand by the public visiting the Library is shown in Column D. Adding 13 employee parking spaces yields the parking demand in Column E. Parking demand lasting longer than the peak hour may be balanced by parking demand lasting less than one hour, in other words, parking turnover. In any event, peak hour parking demand based on reported patron travel patterns, while favorable to the Library, should not be used as the sole criterion for determining parking demand.

Table 4.5.3: Parking Demand Generation for Existing Library and Expansion of Library

<b>A- John Jermain Library</b>	<b>B- Required Parking per Village Code</b>	<b>C- Peak Hour Parking Demand per ITE: 4.19/1000 GSF* (rounded up)</b>	<b>D- Peak Hour Parking Demand per August 2009 Library Survey**</b>	<b>E- Peak Hour Demand plus Employees (13)</b>
Existing Library - 7,084 SF	56	30	17	30
Expanded Library - 14,351 SF	84	61	35	48

\*Based on 85<sup>th</sup> Percentile for a library use (Code 590) during the weekday, ITE Parking Generation, 3<sup>rd</sup> Edition.

\*\* Based on the ratio of peak hour traffic per 1,000 GSF (7.3) to average daily traffic per 1,000 GSF (56.24) which is 0.13. Average daily traffic today is 260 from Table 4.5.1.1; projected average daily hour traffic from Table 4.5.1.1 is 524. These represent trip ends; to determine parking demand, divide by two, to represent the arriving vehicle trip end seeking a parking space. When it leaves, the other trip end, the space becomes vacant.

The parking survey results taken on the 2009 Labor Day weekend are contained in Appendix 2 of the December 2009 Traffic and Parking Supplement report. As stated in the discussion on parking resources, the main municipal parking lot accessed via Spring St., the Main St. time-limited parking, and the private Museum, Custom House and church parking lots will not be considered as part of the available parking inventory routinely available and used by Library patrons. Also to be conservative, only the on-street parking spaces within the 800’ radius (to 1000’ south on Main Street) will be considered as likely spaces to be used by Library patrons in the peak hour. Further, the on-street spaces immediately abutting active church property (Sage and Church Streets abutting St. Andrew’s Church and Union Street abutting the Old Whalers’ Church) will not be considered.

On Saturday of the Labor Day weekend as reported in the December 2009 report, the average number of available vacant spaces during the peak hours of 12:00 Noon to 2:00 PM, within the general 800’ radius of the Library, resulted in a vacancy rate of 66% (71% overall). As stated in the December 2009

report, this peak hour would not normally coincide with the Library's peak but it would indicate a high volume parking demand day for the Village.

The 800' Radius Aerial (**See Appendix 11: Traffic and Parking Supplement #2 to Part I EAF**) finds 231 available spaces within that distance from the Library, after adjusting for known residential on-street demand. If one were to add the 16 spaces on Main Street north of Bayview, the total inventory rises to 247. Applying the Labor Day Weekend 66% vacancy rate to the 247 spaces, 163 spaces would have been found vacant. Comparing this figure to the Library's projected peak hour parking demand of 48 spaces from Table 4.5.3 above, the 61 spaces projected by using the ITE manual, or the 84 spaces required by the Village Code, and an ample amount of available on-street spaces would be expected to exist.

#### 4.5.4 Projected Peak Hour Parking Demand from Nearby Institutions

Lastly, the synergistic or combined parking demand of nearby institutions needs to be considered. The John Jermain Library is not the only institution that may rely on on-street parking to satisfy some or all of its parking demand. In the immediate vicinity there is, of course, the Whaling Museum and the Custom House which, like the Library, were constructed before modern on-site parking requirements were set.

A brief parking demand analysis can be performed to see the synergistic or combined impact of a simultaneous peak hour demand for all three uses. It will be presumed that the other operating institutions, The Old Whaler's Church and St. Andrew's RC Church can provide for parking on-site or on the streets they front.

The Whaling Museum has a gross floor area of 6,868 SF on the first and second floors, per the Town of Southampton GIS inventory. Applying the peak hour parking demand factor of 4.74 spaces per 1,000 GSF for Museums (ITE Land Use Code 580) for the three cases cited, peak hour demand for the Whaling Museum is 33 spaces. On-site parking to the rear of the Museum can accommodate employee parking and conservatively about 20 vehicular spaces. It can also accommodate a tour bus should that be a necessity. On-street parking demand would then be some 13-15 spaces.

Peak hour parking demand for museums is on weekend afternoons according to the ITE. Thus applying the Labor Day parking findings is relevant here. Parking availability on the west side of Main St., from Garden St. to Howard St., closest to the Museum, reveals a parking vacancy of 13 spaces. More vacant spaces were available south to Bayview Avenue. It is thus believed that the on-street parking demand of the Whaling Museum can be handled on the west side of Main St.

The Custom House is much smaller than the Library or Whaling Museum, consisting of 2,108 SF in size per the Town GIS. Using the same parking demand factor of 4.74 spaces per 1,000 GSF, total peak hour parking demand is 10 spaces. Only about 4 spaces are provided in an on-site un-striped lot, and due to property restrictions, little potential exists for parking lot expansion. Thus, accounting for a few employees, a 6-8 on-street parking space demand could be expected. Garden St. from Main St. to Spring St., where on-street parking is permitted on Garden St., had 14 spaces available on the Saturday Labor Day peak hour. It is believed that even with the residential parking demand on this portion of Garden St., the Custom House on-street parking demand can be accommodated with little adverse impact.

The former Methodist Church on Madison Street which has a parking area on the north side of the property and which is sometimes informally used by the public, was not counted in any parking inventory and not considered as a parking resource for this DEIS. Because it is not a functioning church,

its coincident peak hour parking demand was not considered in this section on institutional parking demand.

Continuing the discussion of the peak on-street parking demand of the Library, subtracting the 6-8 space peak on-street demand of the Custom House on Garden St. the 13-15 space Whaling Museum peak on-street parking on the west side of Main St. from Garden St. to Howard St., plus the vacant on-street parking on the blocks containing the churches (13 spaces on Sage and Church Streets abutting St. Andrew's Church and in front and west of the Old Whalers' Church (4 spaces) on Union Street), (40 spaces), all in a worst case parking scenario, from the 163 spaces, 123 vacant on-street parking spaces can be expected to be found within a very walkable locus. Comparing this again to the Library's projected peak hour parking demand of 48 spaces and again to the 84 spaces required by the Village Code, a surplus of vacant spaces still remains available.

It was noted in Section 3.4.1 that some of the residential lots had closed off their curb cuts and incorporated the thus abandoned driveways into the residential lot. The extent that vehicle ownership remains attendant to these residences puts the burden of parking and overnight vehicle storage upon the public at large. As long as the overall number of these occurrences remains low, on-street parking in the Village will not normally be difficult. Otherwise, the Village faces an inexorable shrinkage of public on-street parking within its residential neighborhoods.

#### 4.5.5 Projected Increases Due to Programmatic Changes

While it is difficult to project the impact that an improved and expanded library will have on library use, including circulation, program attendance and the number of library visitors, it is anticipated that there will be an increase in community use of the new facility. Nonetheless, an analysis of the current activities and statistics indicates that square footage alone is not the prime indicator of either services or circulation. Additionally, much of the square footage of the proposed expansion is allocated for non-program related functions including improved HVAC services, ADA compliance measures (including increased room between bookshelves and an elevator), safety measures (including a fire-rated stairway and a sprinkler system), storage for historic materials, and staff offices.

#### **Addition Area Analysis**

	Area of Addition	Storage, Mechanical, Code, Toilets, Stair	Staff Only Area	Public Area (stacks reading, program)
Ground Level	2,493 SF	1,512 SF	37 SF	944 SF
Level 1	2,452 SF	863 SF	495 SF	1,094 SF
Level 2	2,322 SF	887 SF	462 SF	973 SF
<b>TOTAL</b>	<b>7,267 SF</b>	<b>3,262 SF (45%)</b>	<b>994 SF (14%)</b>	<b>3,011 SF (41%)</b>

*Information provided by Newman Architecture, LLC*

The Library does not anticipate making significant changes to either its hours of operation or the range of its activities. While the improved quality of the building may draw additional patrons to the Library, an evidenced-based review of the situation indicates that square footage is not the most relevant factor in determining a library's circulation.

For example, The Cutchogue/New Suffolk Free Library, which completed a major renovation and expansion in early 2008, increasing the size of its facility from 8,000 to 12,261 square feet, posted virtually identical percentages in circulation increases as the John Jermain Library has for the last three years, indicating that other variables, such as the economy, may have a more direct correlation on library usage than does size.

YEAR	Cutchogue/New Suffolk Library*		John Jermain Memorial Library	
	Circulation	% Increase	Circulation**	% Increase
2007	101,179		79,016	
2008	111,917	9.0	87,857	8.9
2009	125,889	9.4	93,943	9.4

\*It should be noted that from March 2007 to March 2008, the Cutchogue/New Suffolk Library was located in temporary space.

\*\*In-house circulation, exclusive of renewals and interlibrary loans

(Source: John Jermain Memorial Library; <http://www.nysl.nysed.gov/libdev/libs/index.html#Statistics>)

The original Deed of Trust for the Library (**See Appendix 4**) stipulates that the Library Trustees may provide “...lectures, exhibitions, instruction, or amusement in connection with said institution...” Early annual reports give evidence that the Library sponsored English Language classes, talks, story times, school visits and concerts in the first decade of its service to the community. While this range of cultural programming is similar in scope to those offered by the Library one hundred years later, specific programs have always been scheduled in response to community need. For instance, during the last decade John Jermain has offered computer classes, and in the past two years, in response to job-losses among their patrons, the Library has hosted resume-writing workshops for teens and adults. It would have been hard to predict the need for work-force development resources even five years ago, but “on June 29, 2010, the Department of Labor Employment and Training Administration (ETA) officially encouraged its state and local workforce investment boards, state workforce agencies, and One-Stop Career Centers to partner with public libraries to extend their career and employment services to job seekers and unemployed workers.” (<http://www.imls.gov/news/2010/063010b.shtm>)

As it has for the last century, the Library intends to continue to offer a range of programs and classes to the community. Changes in the nature of programs offered will continue to be based on need and interest, rather than the size of the meeting room. The proposed program area, at approximately 534 square feet, with 471.5 square feet of useable area and 61.5 square feet of closet area, is smaller than the 3rd floor rotunda area of the Library currently used for programming. The seating allocation in the new space is for 34 people; the existing space can accommodate 40 to 50 people.

Library programs require preregistration, assuring patrons of a seat and allowing Library staff to make other necessary preparations for the event. The advance registration requirement, which will continue in the future, also effectively caps attendance.

Staffing, space and time limitations make it difficult to hold more than two programs a day regardless of the size of the program room. Thus, even in the expanded Library, it is anticipated that the Library would be able to sponsor an approximate maximum of 60 programs per month. This maximum is not a significant increase over current numbers: in June 2010, when the Library was open for 26 days, there were 44 programs.

Beginning in October 2010, the Library will begin opening on Sundays year-round. This increase in hours is in response to community demand, not related to building size, and will be in effect while the Library

is in a smaller temporary space. The increase will lead to a nominal increase in staff hours on an annual basis, but not an increase in staff members in the Library at any given time. In fact, staffing quotas have been a major influence on the design of the Library expansion, with desk locations, sight lines and offices located so the Library can, when it first opens in the new space, operate at or near current staffing levels (with the exception of an increase in custodial hours).

In the beginning months after the new addition is open, it would be expected that the number of new visitors to the Library may spike if only out of curiosity, but also perhaps to take in the new views available to the community and enjoy the new (and old) quarter's livability. It could take as much as a year (winter / summer cycle) to assess the true impact of the total project on patron usage.

## 4.6 Impacts on Energy Use

### 4.6.1 Existing Utility Adequacy

The electrical systems within the existing building need complete rebuilding to handle even today's loads. They will be completely replaced in the renovation program. In conversations with LIPA / National Grid during the schematic phase of the project, the utility company assured sufficient resources to handle the new additional load requirement.

### 4.6.2 Proposed New Systems

The newly renovated and expanded Library's electric service will be upgraded to 600amp three phase service on the same pole mounted transformer on Union Street. The Library is currently working with LIPA using LEED® guidelines, to generate an energy model and cost savings measures in order to reduce the potential load impact once the project is completed.

Some of the cost savings measures will be high efficiency gas fired boilers, occupancy sensors and high efficiency equipment for the building lighting, a higher r-value building envelope and a CO<sub>2</sub> / occupancy controlled HVAC system.

The proposed addition will eliminate the existing oil fired boiler which will be replaced by a geothermal system supplemented by high efficiency gas fired back up boilers and point-of-use hot water.

### 4.6.3 LEED® Standards

The principles of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system are being employed in the design of the proposed project. LEED® is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most, i.e. energy savings, water efficiency, CO<sub>2</sub> emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

LEED® provides building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. As

defined in the USGBC LEED® 2009 Handbook, “the LEED® 2009 Green Building Rating System for New Construction and Major Renovations (which is currently the rating system in which the John Jermain Memorial Library is registered) is a set of performance standards for certifying the design and construction of commercial or institutional buildings and high-rise residential buildings of all sizes, both public and private. The intent is to promote healthful, durable, affordable, and environmentally sound practices in building design and construction.”

Prerequisites and credits in the LEED® 2009 for New Construction and Major Renovation address seven topics:

- Sustainable Sites (SS)
- Water Efficiency (WE)
- Energy and Atmosphere (EA)
- Materials and Resources (MR)
- Indoor Environmental Quality (IEQ)
- Innovation in Design (ID)
- Regional Priority (RP)

The LEED® 2009 for New Construction and Major Renovations certifications are awarded according to the following point totals:

- Certified 40-49 points
- Silver 50-59 points
- Gold 60-79 points
- Platinum 80 points & above

The Green Building Certification Institute (GBCI) will recognize buildings that achieve one of the rating levels with a formal letter of certification.

Upon completion of the project, The John Jermain Memorial Library is targeting a LEED® Silver certification from USGBC.

The following list represents the credits that the Library is attempting to obtain LEED® certification. It should be noted that these credits are not guaranteed and are subject to adjustment based on the progress of the building’s design and acceptance from the GBCI:

Sustainable Sites (SS):

Prereq 1	Construction Activity Pollution Prevention
Credit 1	Site Selection
Credit 2	Development Density and Community Connectivity
Credit 3	Brownfield Redevelopment
Credit 4.1	Alternative Transportation – Public Transportation Access
Credit 4.2	Alternative Transportation – Bicycle Storage and Changing Rooms
Credit 4.4	Alternative Transportation – Parking Capacity
Credit 6.1	Stormwater Design – Quantity Control
Credit 6.2	Stormwater Design – Quality Control

- Credit 7.1 Heat Island Effect – Non Roof
- Credit 7.2 Heat Island Effect – Roof
- Credit 8 Light Pollution Reduction

Water Efficiency (WE):

- Prereq 1 Water Use Reduction – 20% Reduction
- Credit 1 Water Efficiency Landscaping
- Credit 3 Water Use Reduction

Energy and Atmosphere (EA):

- Prereq 1 Fundamental Commissioning of Building Energy Systems
- Prereq 2 Minimum Energy Performance
- Prereq 3 Fundamental Refrigerant Management
- Credit 1 Optimize Energy Performance (Improve by 40%)
- Credit 3 Enhanced Commissioning
- Credit 4 Enhanced Refrigerant Management
- Credit 5 Measurement and Verification

Materials and Resources (MR):

- Prereq 1 Storage and Collection of Recyclables
- Credit 1.1 Building Reuse – Maintain Existing Walls, Floors and Roof
- Credit 1.2 Building Reuse – Maintain 50% of Interior Non-Structural Elements
- Credit 2 Construction Waste Management (Recycle 50% of construction waste)
- Credit 4 Recycled Content (10% of Building Content)
- Credit 5 Regional Materials (20% of Building Materials)

Indoor Environmental Quality (IEQ):

- Prereq 1 Minimum Indoor Air Quality Performance
- Prereq 2 Environmental Tobacco Smoke (ETS) Control
- Credit 1 Outdoor Air Delivery Monitoring
- Credit 3.1 Construction IAQ management Plan – During Construction
- Credit 3.2 Construction IAQ management Plan – Before Occupancy
- Credit 4.1 Low-Emitting Materials – Adhesives and Sealants
- Credit 4.2 Low-Emitting Materials – Paints and Coatings
- Credit 4.3 Low-Emitting Materials – Flooring Systems
- Credit 5 Indoor Chemical Pollutant Source Control
- Credit 6.1 Controllability of Systems – Lighting
- Credit 7.2 Thermal Comfort – Verification

Innovation and Design Process (ID):

- Credit 1.1 Innovation in Design: Increase Construction Waste Recycling by 40%
- Credit 1.2 Innovation in Design: To Be Determined
- Credit 2 LEED® Accredited Professional

Regional Priority (RP):

Credit	1.1	Achieve MRc1.1
Credit	1.2	Achieve SSc2
Credit	1.3	Achieve SSc4.1

#### 4.7 Noise and Odor Impacts

No noise or odor impacts are expected during the operational mode of the project after construction is complete and the Library is occupied. Air handling equipment will be placed on the roof of the addition behind sound baffles. A standby generator for the fire suppression system may be required by the Fire Marshal. If required, it would be located on the roof near the air handling equipment. Approximately 6.4' in height including its muffled exhaust pipe, the sound baffles enclosing it would be visibly noticeable from the southerly direction on the roof. This four-cycle diesel powered generator would be exercised for a 15 minute period once a week to ensure startability in a commercial power outage requiring fire suppression. The fuel tank of a nominal capacity of 75 gallons would be located on the roof under the generator. Noise generated during the exercise mode would average 71.8 dB(A) at a 23' distance (near the edge of the roof). This would decrease with corresponding distance from the point of exhaust. The exercise mode would be operated during the daytime hours so as not to increase nighttime noise levels. The noise impact at the nearest dwellings would thus be minimal. **(See Appendix 19 for the sound data specifications for F173 Quite Site II Second Stage enclosed unit.)**

#### 4.8 Impact on Public Health, Safety and Welfare

Sanitary conditions will be restored within the existing building. Air conditioning and improved heating will create better working conditions and make visits to the Library more pleasant for patrons. All levels will be handicap-accessible, which is not the case now, as the second and third levels can only be reached by a circular stairway.

#### 4.9 Impact on Growth and Character of the Community and Neighborhood

The proposed project will have no impact on the growth of the area. The proposed project will also provide no inducement to increase development in the area. The surrounding neighborhood is fully built-out. The proposed rebuilding of the sagging property line retaining wall along the Jefferson Street abutting property line on the Library's southerly boundary, as well as the stabilizing and removal (below grade) of the retaining wall along the Library's property line with the Union Street abutter on the easterly boundary presents a positive effect on the adjacent properties.

## 5.0 Impacts of the Proposed Action During Construction

This section describes the construction process for the two scheduling alternatives for the renovation and expansion of the John Jermain Memorial Library and assesses the potential environmental impacts associated with these activities. Each of the two proposed scheduling alternatives would likely be constructed using the same general construction sequencing and methods. Provided in **Section 5.1** of this narrative is an overall description of the construction sequencing for the build alternatives. **Section 5.1** includes a description of the construction methods and heavy equipment that would be used to complete the stages key project elements. **Section 5.2.3** details the materials to be delivered and debris removal procedures. The potential environmental impacts during construction are analyzed in **Section 5.2**. Since there are no permanent environmental impacts from the construction, this analysis addresses the potential for temporary impacts that could occur during the construction period.

The construction means and methods presented in this section are based on the current conceptual architectural design by Newman Architecture LLC and civil engineering by The Raynor Group dated July 7, 2010. While the construction techniques ultimately utilized for the project may vary, the potential for environmental impacts and mitigation measures described herein would likely be the same.

Every measure will be taken to protect the existing historic building, surrounding residences and the Village of Sag Harbor throughout the duration of construction. Construction hours for the project will be limited to those working hours as defined by the Village of Sag Harbor Code (7a.m. until 7p.m.), Monday through Saturday with the exception of recognized holidays, when there will be no on-site construction.

### 5.1 Detailed Construction Schedule and Methodology

As stated above, the construction sequencing and methods would largely be the same for both alternatives. At the time of this DEIS the primary determinant in the construction schedule is when the Library will receive all of its approvals and be issued a Building Permit, therefore determining the actual start date. For the purpose of this analysis, it is assumed that the Library will have all permits in place and can begin construction in mid to late November 2010. As there is a portion of the work that the Library can commence prior to the issuance of a building permit (as defined in *Stage 1* below), this presents the Library with two scheduling alternatives:

#### **Option No.1**

If the Library chooses to commence the work outlined in Stage 1 with a Certificate of Appropriateness from the Board of Historical Preservation and Architectural Review, this work would start on or about September 15<sup>th</sup> 2010 and take approximately 3 months. Assuming approvals and issuance of Building Permit no later than November 28<sup>th</sup> 2010, the total duration of the balance of construction would be approximately 15 months, with the commencement of construction on or about December 1<sup>st</sup>, 2010.

## Option No.2

If the Library chooses not to commence the work outlined in Stage 1 with a Certificate of Appropriateness from the Board of Historical Preservation and Architectural Review and waits for the issuance of a building permit, this work would not start until the last three months of Stage 5. Assuming approvals and issuance of building permit no later than November 28<sup>th</sup>, 2010, the total duration of the construction would still be approximately 18 months, with the commencement of construction on or about December 1<sup>st</sup>, 2010.

### 5.1.1 Construction Mobilization

#### Initial Start-up / Mobilization

Prior to the commencement of formal construction, the construction manager will define the construction area with the erection of a 6 ft stockade fence around the site (**see Figure 5.1.1**), along with general site mobilization (construction office and storage trailers). The defining of the construction area has been established in conversations with a representative from Sandpebble Builders Inc., both the surrounding neighbors to the northeast and southeast property lines, Village of Sag Harbor Chief of Police, Building Inspector, Fire Marshal, Superintendent of Public Works, Fire Chief and Ambulance Chief. Due to the tight site constraints of the Library's property, it has been recommended that Jefferson Street be closed from the intersection of Main Street up to the residence located at #5 Jefferson Street (Castaldo Residence).

#### Construction Fence

As seen in **Figure 5.1.1**, the installation of a 6 foot stockade fence will be on the south side of Union St, the east side of Main St and the south side of Jefferson St at the edge of the sidewalk and asphalt. The construction fence along the Library's property line with the abutting neighbors will be defined as follows:

Northeast property line (#6 Union Street): Since obtaining owner approval for use of the property during construction is not obtainable (**see discussions in Sections 2.5.3 and 4.1.2 in addition to Appendix 5 – letter dated 8/9/2010 from Samuel I. Glass to the John Jermain Memorial Library**) the construction fence would be located along the Library's property line retaining wall completely on Library's property (**see Appendix 20 – Sketch Map of east property line by The Raynor Group dated August 23, 2010**) for the entire duration of construction (approximately 18 months). Upon completion of construction, the fence would then be relocated to its permanent location, atop the property line retaining wall.

Southeast property line (#5 Jefferson Street): Based on conversations with the owner, and with her approval (**See Section 4.1.2 and Appendix 5**), the construction fence would initially be placed on the east side of the existing retaining wall. As the property line shoring progresses in Stage 2, the fence would then be relocated to the east side of the soldier pilings (approximately five feet east of the Library's property line). Upon the completion of Stage 2 (approximately 3.5 months), the fence would then be relocated to its permanent location (until removal in Stage 6), atop the property line retaining wall.

#### Construction Gates

There will be three gate locations on the perimeter of the fence line noted on the construction plan (**labeled Figure 5.1.1**). There will be a rolling 20 foot gate on the northeast corner of the Library's property entering from Union St. Two rolling 20 foot gates will cross Jefferson Street, one at the intersection of Main and Union Street, giving access to the pedestrian ramp. The other will be at the east construction fence line of #5 Jefferson Street property. These two gates will be closed and locked at night

with keys in Knox boxes on the post at each entrance, for emergency passage. The area of Jefferson Street inside the fence is for loading, off loading and day time equipment staging and parking only. There will be one lane open at night (12 foot in width marked out with paint) for emergency passage, if needed. Upon completion of the project, the surface of Jefferson Street will be repaved for the Sag Harbor Village's DPW approval.

### **Erosion Control**

Straw bale dikes and a silt fence will run parallel with stockade fence on the interior side. Inlet protection will consist of straw bales around the two inlets on Main St.

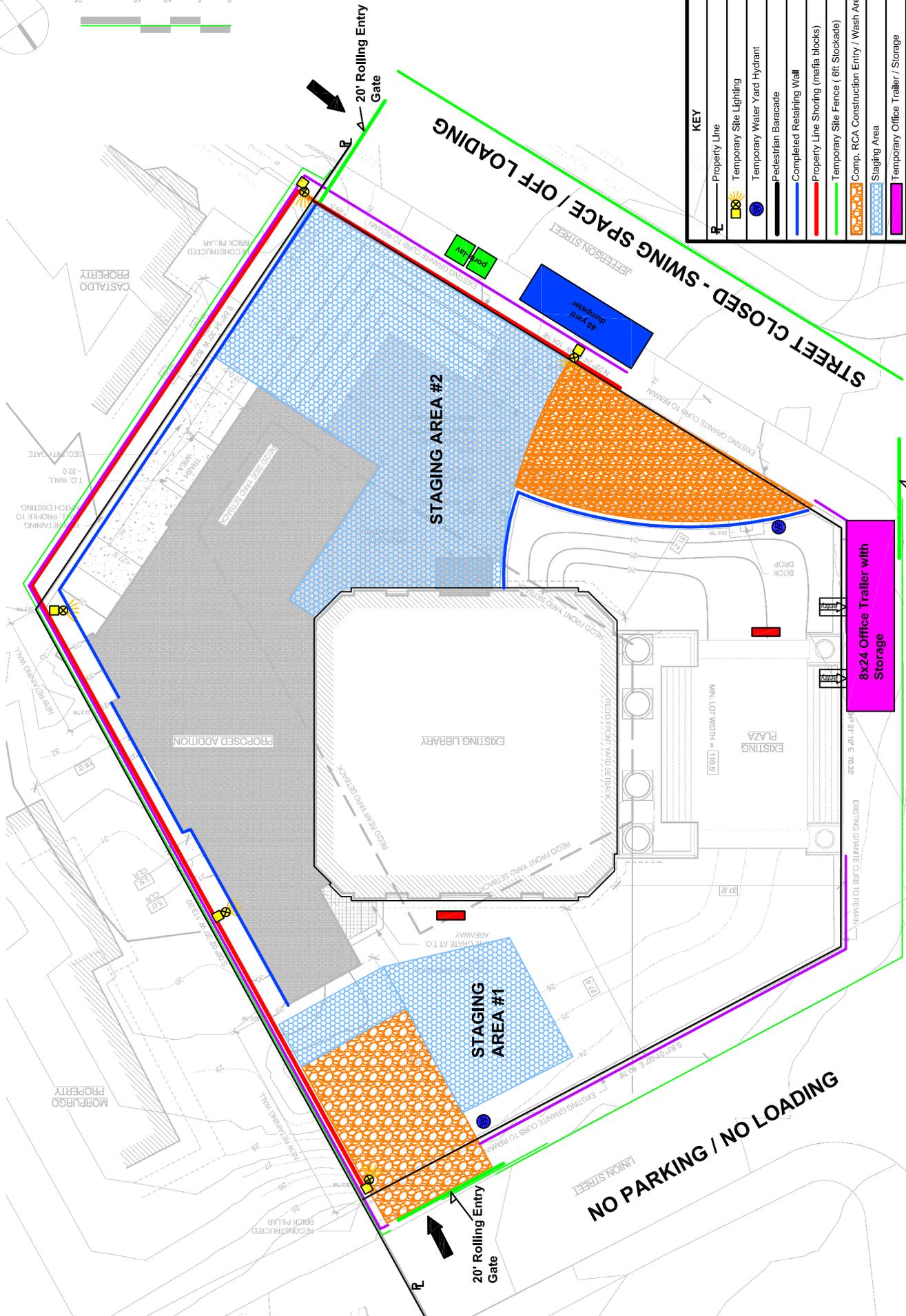
After establishing the construction site boundary with the temporary fence, the construction of the first temporary staging area (off Union Street) would take place, as well as the staging area on the Jefferson Street sidewalk. It is anticipated that the major construction staging areas will be established on the Library's property. All staging on the closed off section of Jefferson Street will be used for temporary swing space, off loading and loading, port-a-lav and dumpsters.

### **General Construction Site Notes**

This phase would also include the work necessary to relocate any infrastructure conflicting with the construction, or new infrastructure needed for the construction of the project, including but not limited to electrical, plumbing and water service to the Library, as well as the set up of temporary site lighting (**as seen in Figure 5.1.1**) and temporary utility drop locations for the construction project. Also included will be the temporary sidewalk and traffic barriers created at the existing parking spaces on the east side of Main St at the front of the Library. This pedestrian walkway will be created out of concrete traffic control barriers to separate cars and pedestrians.



KEY	
	Property Line
	Temporary Site Lighting
	Temporary Water Yard Hydrant
	Pedestrian Baracade
	Completed Retaining Wall
	Property Line Shoring (matia blocks)
	Temporary Site Fence (6ft Stockade)
	Comp. RCA Construction Entry / Wash Area
	Staging Area
	Temporary Office Trailer / Storage
	Dumpster (20-40 yards)
	Temporary Electrical Service
	Port - A - Lav
	Erosion Control (Silt Fence)



**STREET CLOSED - SWING SPACE / OFF LOADING**

**STAGING AREA #2**

**EXISTING LIBRARY**

**STAGING AREA #1**

**NO PARKING / NO LOADING**

**8x24 Office Trailer with Storage**

**20' Rolling Entry Gate**

**Pedestrian Walkway**

**Figure 5.1.1: Construction Site Plan**

### 5.1.2 Detailed Construction Phasing

#### **Stage 1: Existing Building Exterior — Maintenance Work**

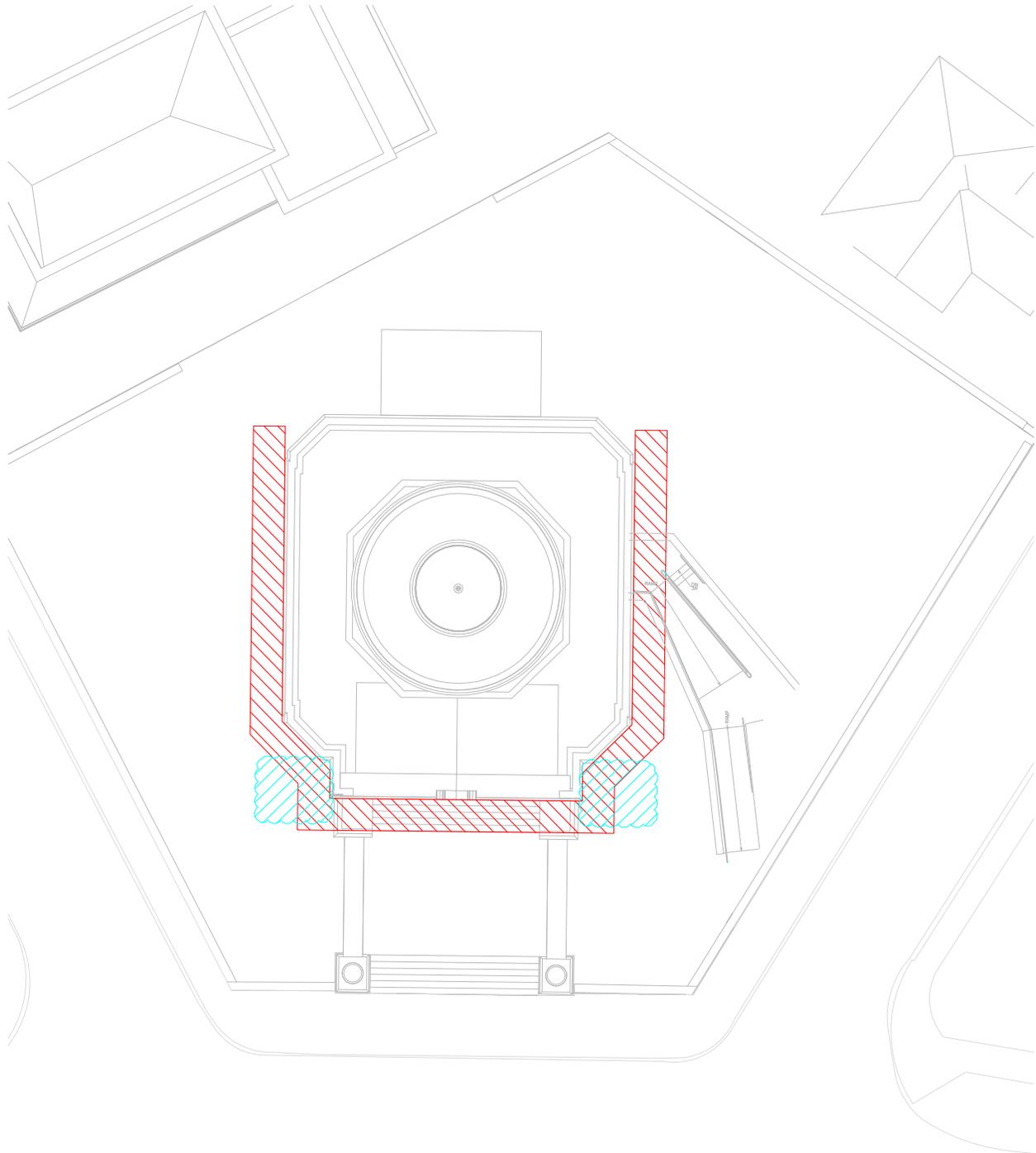
This stage would start prior to the issuance of a Building Permit from the Village of Sag Harbor, and would require a Certificate of Appropriateness from the Village Board of Historical Preservation and Architectural Review. The main focus of this stage is to stop any additional degradation to the existing building and allow for a clear site (without scaffolding), in order to excavate for the new addition. This stage would include:

- The erection and removal of scaffolding to complete the following:
  - Brick re-pointing (mortar color to match existing)
  - Limestone cleaning & re-pointing (limestone patina to remain; mortar and patch work to match existing color)
  - Removal of the existing aluminum combination storms & screens (replacement of the combination storms & screens will take place in Stage 6)
  - Repair, caulk and flash the existing window (only minor repair is required)
  - Prep, prime and paint the existing windows exterior (color to match existing)
  - Removal of the large rhododendron and fir plantings to the north and south of the Library's entrance respectively

#### Potential equipment to be used in Stage 1:

Crane  
Skid steer (Bobcat)  
Scaffolding  
Variable reach forklift  
Concrete saw  
Mortar mixer  
Hand tools

Figure 5.1.2: STAGE 1 WORK AREAS



KEY	
 PLANTINGS TO BE REMOVED	 SEPTIC FIELD
 SUBSURFACE DRAINAGE	 ROAD / SIDEWALK
 WORK AREA	 DEMOLITION
 FINISH LANDSCAPE WORK	 UTILITY LINE

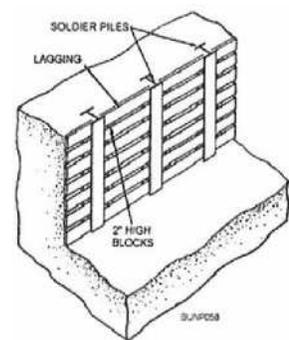
## Stage 2: Site Clearing, Property Line Shoring and Retaining Walls, Partial Excavation and Demolition

During this stage, all of the existing trees to be cleared and saved will be removed from the site, along with the existing granite curbs. The major portion of this stage will be the property line shoring along the property line at #6 Union Street, #5 Jefferson Street and the Jefferson Street sidewalk. The design and location (as displayed in **Figure 5.1.1**) are to protect adjoining grades during excavation and construction of the new retaining walls and addition foundation. Starting at the Union Street pylon and moving clockwise this will include:

- Relocation of the Library's services to its temporary space (34 West Water Street)
- Temporary relocation of the existing oil tanks and property line landscaping, as authorized by the owner (**See Appendix 5**) at 5 Jefferson Street
- Unsafe and overhanging vegetation, only on the Library's side of the property line with the 6 Union Street abutter will be removed and trimmed as necessary to facilitate the construction process
- The existing 5 foot brick retaining wall will be stabilizing and shored from the Union Street pylon south approximately 32 feet up to the northern face of the new addition excavation with "mafia blocks". After this portion of retaining wall has been stabilized the top portion of the retaining wall (approx. 2-3 feet) will then be cut off below grade and be removed. The balance of the retaining wall, along with the "mafia block" shoring, will then be buried with sufficient fill and topsoil to enable the installation and maintenance of plantings and ground cover as depicted on the Planting & Exterior Lighting Plan (A2.00). In no case will the entire property line retaining wall and / or shoring be removed. All such work is to be conducted on the Library's property.
- The balance of the retaining wall along the east property line with the 6 Union street abutter will be stabilized and shored with drilled in soldier pilings (to minimize vibration) and lagging. These "H" shaped piles will be lowered into pre drilled holes (approximately 10" around) with a crane; between the flanges of the "H" beams will be 3" thick wood planks (see picture below). Once the easterly property line retaining wall is stabilized the top portion of the retaining wall (approx. 1-2 feet) will then be cut below grade and be removed. The balance of the retaining wall, along with the soldier pile shoring, will then be buried with sufficient fill and topsoil to enable the installation and maintenance of ground cover as depicted on the Planting & Exterior Lighting Plan (A2.00). In no case will the entire property line retaining wall and / or shoring be removed. All Such work is to be conducted on the Library's property



Typical "Mafia Block" Installation



Typical Soldier Pile Installation

- Along the Library's property line with the 5 Jefferson Street abutter shoring will be placed on the 5 Jefferson side of the property line, approximately 5 feet past the retaining wall in 5 to 10 foot sections;

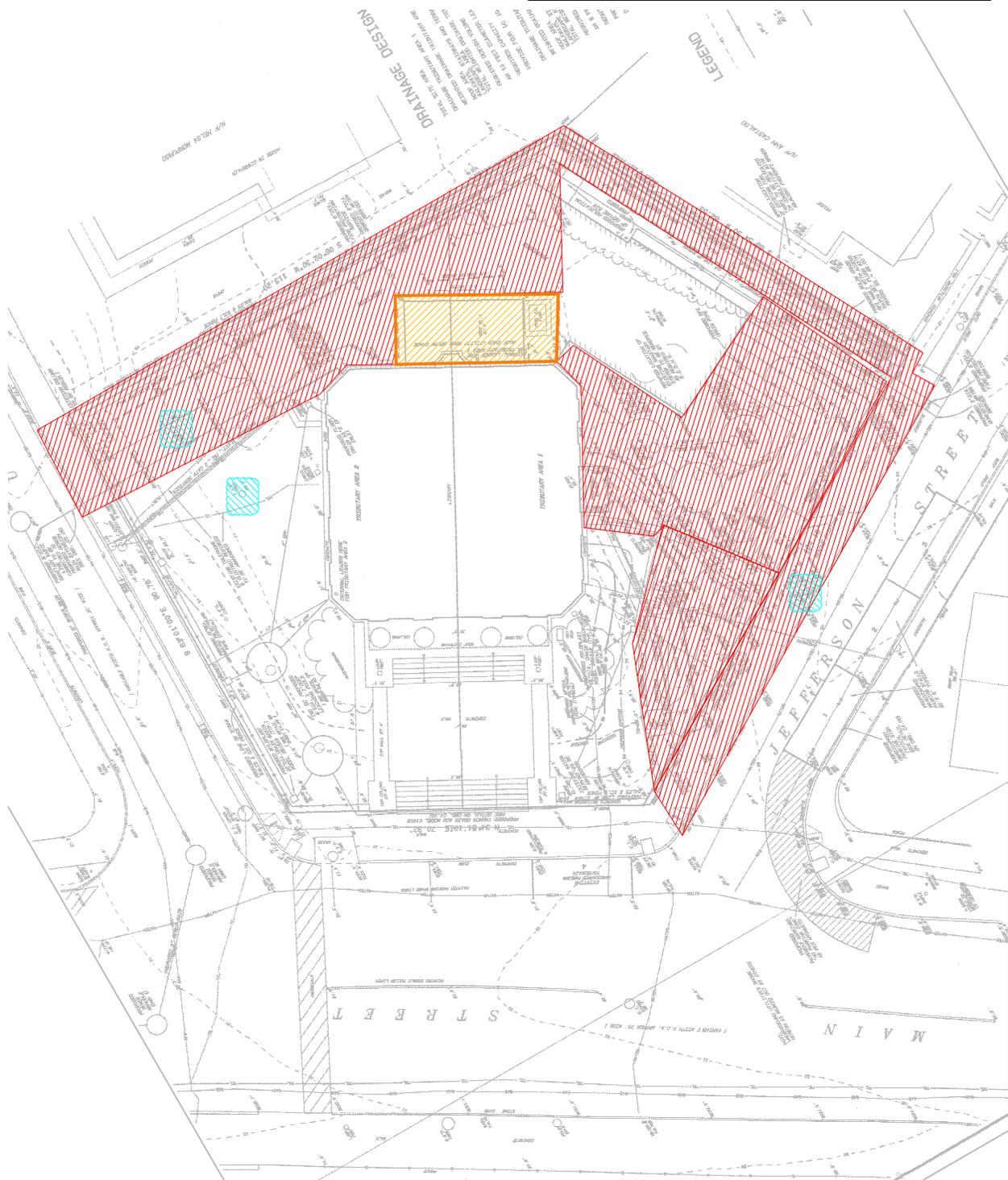
after the shoring is in place the existing retaining wall will be removed down to the footing. This process will continue west to the Library's Jefferson Street property line pylon. This process has been reviewed with the current property owner and has their approval (**See Appendix 5**)

- Form and pour retaining wall footings along the property line of 5 Jefferson Street abutter
- Form and pour retaining walls along the property line of 5 Jefferson Street abutter
- Once the retaining wall is cured along the 5 Jefferson property line the "mafia" block shoring will be removed and the grade will be restored and the landscaping will be installed as discussed with the property owner (**see Appendix 5**)
- The new Library addition foundation wall along the property line with the 6 Union Street abutter will become the retaining wall; therefore the grade from the new addition to the property line will be filled to match the grade of the 6 Union Street abutter. From the Library's Union Street pylon south to the new addition, the grade will be sloped to match the grade at the 6 Union Street abutter. Since obtaining authorization to work on the 6 Union Street abutter's property is not obtainable (**see discussions in Sections 2.5.3 and 4.1.2**) the property line retaining wall cannot be replaced, as such, the existing retaining wall (including the shoring for stabilization) must be cut off below grade and be buried
- Start excavation for staging area on Jefferson Street side of property
- Form and pour retaining wall (footing & foundation) on north side of handicap ramp
- Remove the existing below grade mechanical room
- Remove the existing handicap ramp & retaining walls
- Excavate new construction entrance ramp, stepping down from the corner of Main and Jefferson Street to the elevation of the patio
- Backfill property line retaining walls
- Remove property line shoring (soldier piles)
- Remove the existing brick and masonry chimney from the rear of the building

Potential equipment to be used in Stage 2:

Crane	Welding equipment	Concrete mixer
Loader	Dump truck	Bulldozer
Excavator	Compactor	Skid steer (Bobcat)
Concrete truck	Concrete pump	Concrete Saw
Backhoe	Concrete vibrator	Pneumatic Tools
Variable reach forklift	Hand tools	Air Compressor

Figure 5.1.2.1: STAGE 2 WORK AREAS



KEY			
	PLANTINGS TO BE REMOVED		SEPTIC FIELD
	SUBSURFACE DRAINAGE		ROAD / SIDEWALK
	WORK AREA		DEMOLITION
	FINISH LANDSCAPE WORK		UTILITY LINE

### Stage 3: Site Substructure — Complete Excavation, New Building Concrete, Utility Work

Stage 3 would include the work necessary to complete the site substructure of the new Library addition. The following steps would be required:

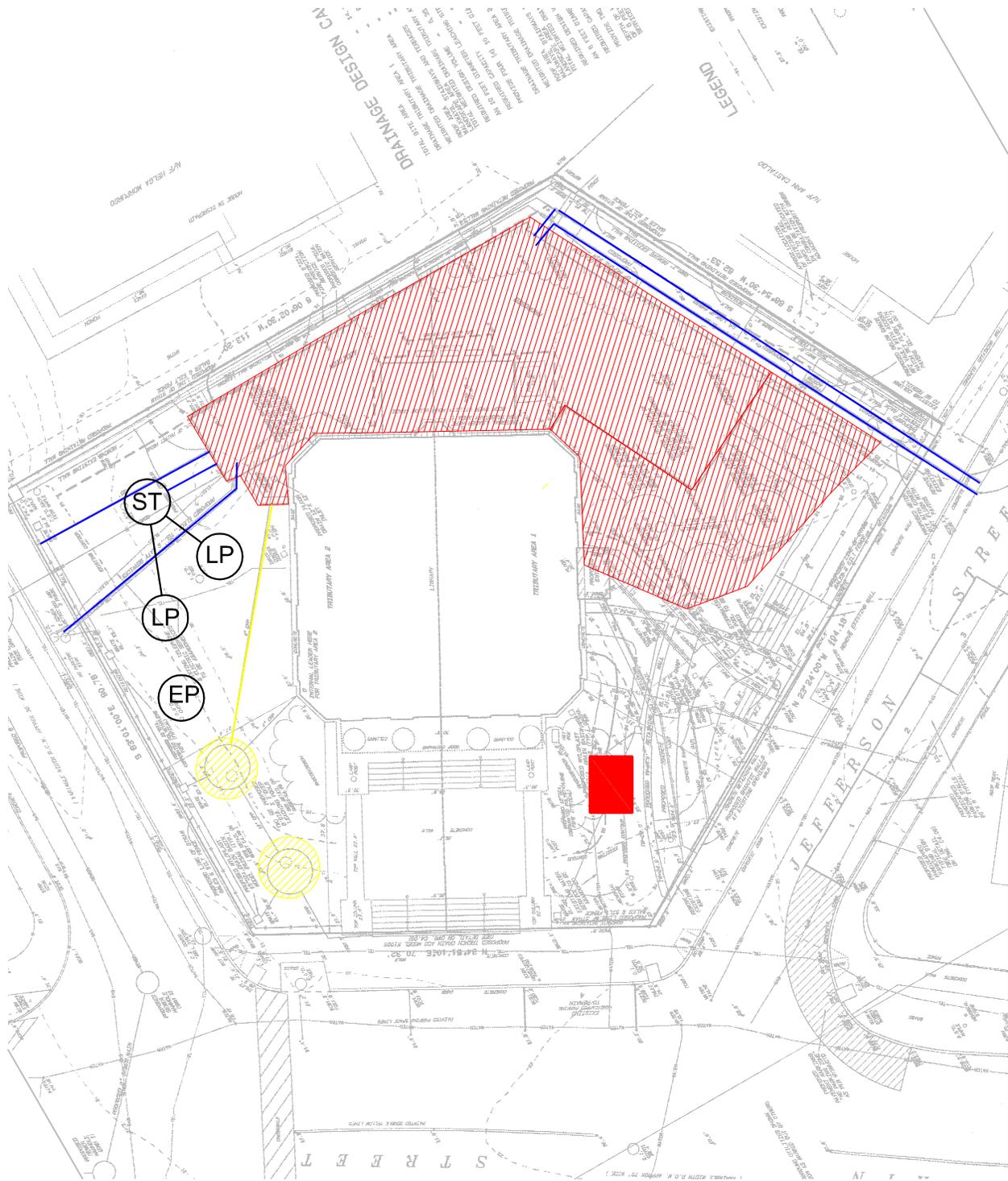
- Complete excavation of the site to the grade +1- 12 inches above the footing
- Form and pour the addition concrete footings
- Underpin the existing building to support new passageways from the new to the existing at the lower level
- Form and pour the addition concrete foundation walls
- Bring in all underground site utilities including:
  - Gas (National Grid) off Union Street
  - Water & Fire Main (SCWA) off Jefferson Street
  - Electric (National Grid) off Union Street
- Set lower level steel
- Geothermal supply & return wells
- Install drywells and drainage piping
- Install onsite sanitary system
- Install potential fire sprinkler pump / mechanical vault, if required
- Backfill area between the new addition and 6 Union Street property line retaining wall (see discussion in Stage 2)

Upon completion of this stage, the majority of the 2,500 cu yds of excess fill material will be removed from the site and disposed of by the contractor, therefore reducing the impact of large dump truck traffic to and from the site. The creation of the onsite staging area will be fully established, therefore freeing up the closed portion of Jefferson Street entirely for swing space, daily concrete truck pump location and daily crane operations.

#### Potential equipment to be used in Stage 3:

Crane	Hand tools	Concrete Saw
Excavator	Concrete vibrator	Impact Wrench
Backhoe	Welding equipment	Pneumatic Tools
Loader	Compactor	Air Compressor
Dump truck	Variable reach forklift	
Skid steer (Bobcat)	Bulldozer	
Jackhammer	Concrete mixer	
Concrete truck	Concrete pump	

Figure 5.1.2.2: STAGE 3 WORK AREAS



KEY			
	PLANTINGS TO BE REMOVED		SEPTIC FIELD
	SUBSURFACE DRAINAGE		ROAD / SIDEWALK
	WORK AREA		DEMOLITION
	FINISH LANDSCAPE WORK		UTILITY LINE

 Fire Pump / Mech. Vault - If Required

#### **Stage 4: Super Structure Addition / Tie-In Above Grade — Exterior Wall Finishes, Windows, Roofing & Glazing**

Stage 4 would include the construction work necessary to complete the shell of the new addition, establishing the building as an enclosed space (roof tight) and would also involve the above grade tie-ins to the existing building (Main and Upper Floors). This work would include:

- Above grade cmu block work exterior walls
- Elevator shaft walls
- Main and Upper floors precast concrete plank flooring
- Main and Upper floors steel support structure
- Main and upper floors exterior cmu walls & bond beam
- Roof deck, pitched insulation, roofing membrane and flashing
- Steel pan for new building stairwell
- Curtain wall & glazing
- Stone veneer
- Existing Building:
  - Roofing
  - Flat roofing
  - Pitched roofing
  - Dome roofing
  - Structural repairs
  - Gutters
  - Interior leader drain piping
  - Plaster repairs & patches

#### **Potential equipment to be used in Stage 4:**

Crane  
Skid steer (Bobcat)  
Jackhammer  
Concrete mixer  
Variable reach forklift  
Compactor  
Welding equipment  
Hand tools  
Impact Wrench  
Pneumatic Tools  
Air Compressor



## **Stage 5: Interior (Existing & New) Finishes, Services And Conveying Equipment — Partition Walls, Elevator, Mechanical, Electrical, Plumbing**

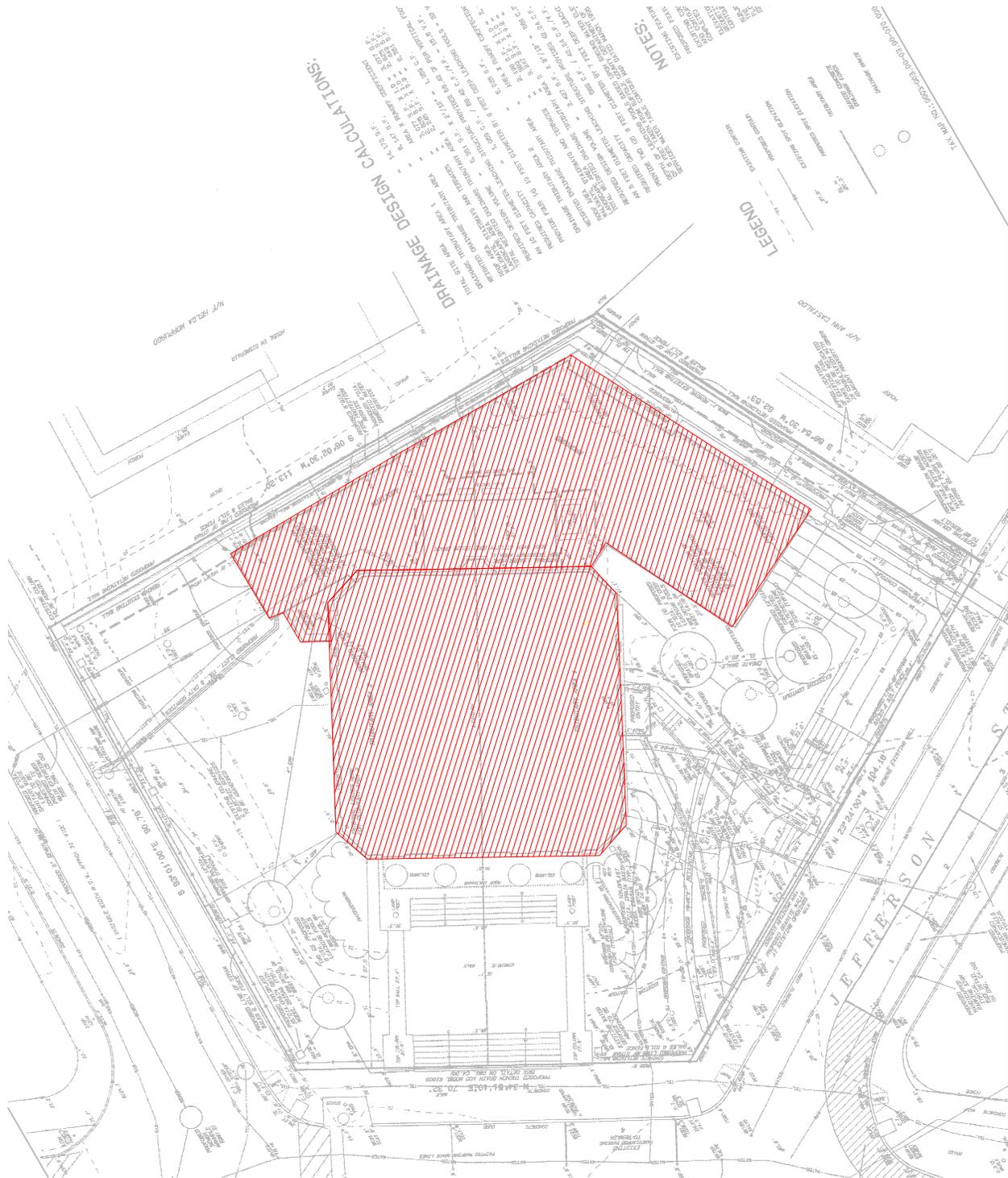
Stage 5 would include all work necessary to integrate the existing building with the new, and bring the Library shell to initial systems start up, including the following steps:

- Interior partition wall (cmu & metal stud)
- Conveying equipment and mechanical rough-in
  - Elevator equipment installation
    - Guides, cab and lift
    - Initial start-up
  - Install potential generator, if required
  - HVAC
    - Set roof top equipment
    - Set interior equipment
    - Ductwork and heating & cooling piping
    - Control & Building Management Systems (BMS) wiring
  - Electrical
    - Set electrical panels wiring
    - Rough in electrical wiring (new & old)
    - Outlets, switches and lighting
    - Security & fire alarm wiring
  - Plumbing
    - Bathrooms
    - Water fountains
    - Point of use hot water
    - New building interior roof drain leader piping
- Drywall and acoustics
- Plaster restoration
- Finish flooring and restoration of the existing flooring
- Interior painting
- Ceramic tile (bathrooms)
- Interior finish carpentry and built-ins
- Mechanical, Electrical & Plumbing Finishes
- Elevator start-up

### Potential equipment to be used in Stage 5:

Crane  
Skid steer (Bobcat)  
Jackhammer  
Concrete mixer  
Variable reach forklift  
Impact Wrench  
Hand tools  
Pneumatic Tools  
Air Compressor

Figure 5.1.2.4: STAGE 5 WORK AREAS



KEY			
	PLANTINGS TO BE REMOVED		SEPTIC FIELD
	SUBSURFACE DRAINAGE		ROAD / SIDEWALK
	WORK AREA		DEMOLITION
	FINISH LANDSCAPE WORK		UTILITY LINE

## **Stage 6: Completion of the Project - Site Work Finishes, Commissioning, Punch List and De-Mobilization**

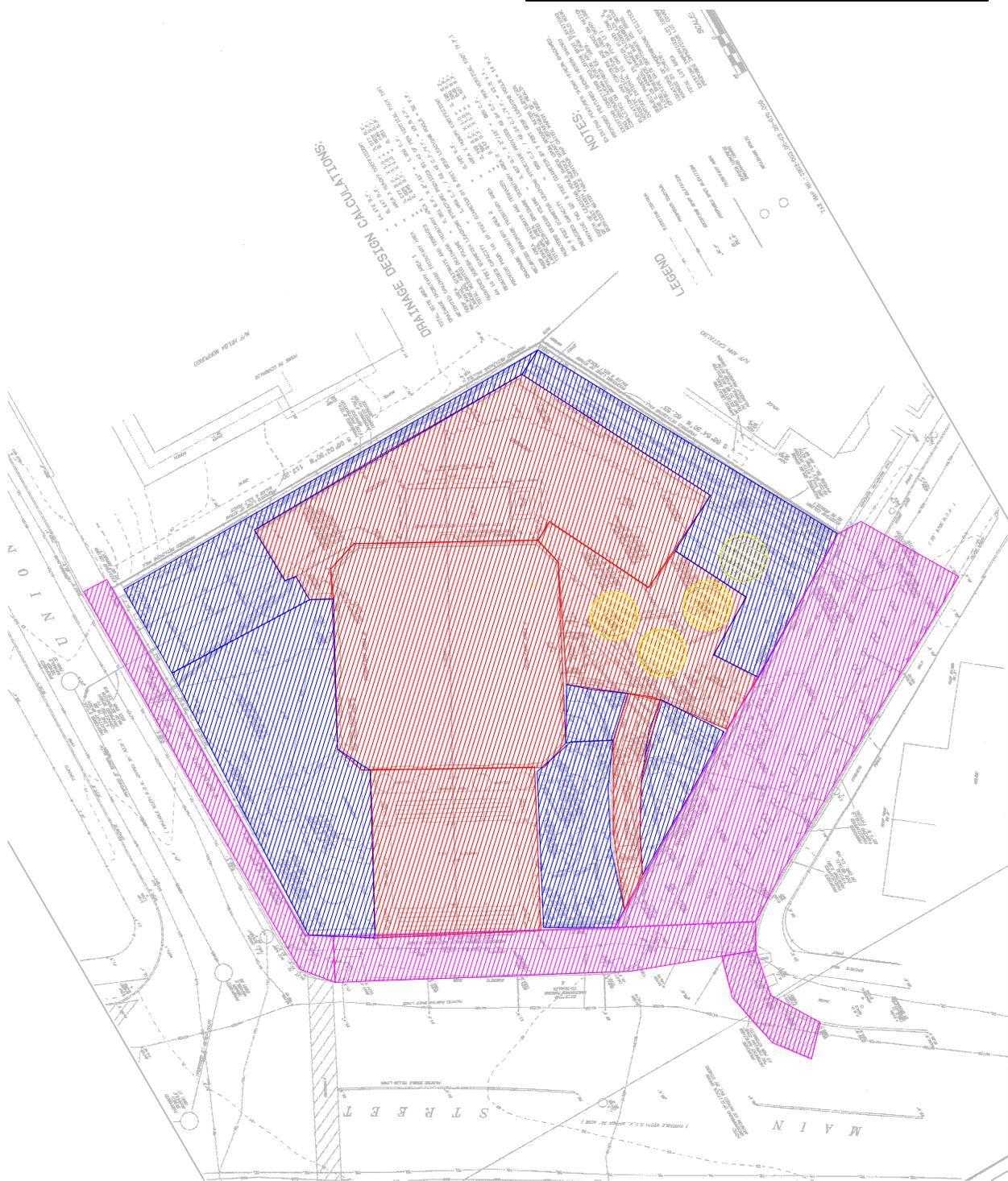
Stage 6 would be the final stage of the construction work at the Library and would involve the following:

- Exterior stone, granite step repair (front entrance) and patio work
- Re-setting of the granite curbs
- Final grading, landscaping
- Installation of outdoor lighting
- Installation of new sidewalks around the Library property
- Re-paving of closed portion of Jefferson Street
- Commissioning of building mechanical & electrical systems
- Library equipment installation and miscellaneous finishes
- Touch-up to existing neighbors property landscaping
- De-mobilize the site
  - Removal of temporary construction fence and hay bales
  - Removal of field office and storage containers
  - Clean Main and Union Street
- Relocate the Library service back to 201 Main Street from their temporary space (34 West Water Street)
- Final Owner / Architect punch list

### Potential equipment to be used in Stage 6:

Crane  
Backhoe  
Dump truck  
Skid steer (Bobcat)  
Concrete mixer  
Variable reach forklift  
Compactor  
Pneumatic Tools  
Hand tools  
Air Compressor

Figure 5.1.2.5: STAGE 6 WORK AREAS



KEY			
	PLANTINGS TO BE REMOVED		SEPTIC FIELD
	SUBSURFACE DRAINAGE		ROAD / SIDEWALK
	WORK AREA		DEMOLITION
	FINISH LANDSCAPE WORK		UTILITY LINE

## **Stage 7: Off-Site Work and Road Work**

Stage 7 would include all work necessary to complete the offsite work. At the time of this DEIS the extent of this scope of work has yet to be defined, pending a ruling from the Village Trustees and Planning Board. However, it has been determined that the overall completion of this work is not a driving force in the schedule and only effects the final delivery date of the building. Due to the increased traffic patterns in the Village of Sag Harbor during the months of May through August, it is proposed that the work outlined below be completed either in the months of March through May 2011 or September through November of 2011. Since this work has a direct impact on the traffic in the vicinity of the Library, completing the work during non-peak traffic months would help to reduce the short term construction impact. The following is considered part of Stage 7 "off-site work" and, if determined necessary, will be completed directly by the Village of Sag Harbor:

- Traffic calming measures\*\*
- Repaving of the closed portion of Jefferson Street and a 2ft strip along the sidewalks on Union and Main Street
- Installation of new concrete sidewalks and curbs around the perimeter of the Library (Union, Main and Jefferson Street)
- Striping of crosswalks on Main Street at the intersections of Jefferson and Union
- On street parking striping abutting the Library's property, limited to:
  - South side of Jefferson Street – including three (3) ADA compliant parking space
  - East side of Main Street – including one (1) ADA compliant parking spaces

### Potential equipment to be used in Stage 7:

Crane  
Excavator  
Backhoe  
Grader  
Loader  
Dump truck  
Skid steer (Bobcat)  
Jackhammer  
Asphalt truck  
Paver  
Bulldozer  
Roller  
Scraper  
Variable reach forklift  
Compactor  
Hand tools

*\*\*Pending determination from the Village of Sag Harbor Planning Board and Village Trustees*

Figure 5.1.2.6: STAGE 7 WORK AREAS



KEY			
	PLANTINGS TO BE REMOVED		SEPTIC FIELD
	SUBSURFACE DRAINAGE		ROAD / SIDEWALK
	WORK AREA		DEMOLITION
	FINISH LANDSCAPE WORK		UTILITY LINE

### 5.1.3 Construction Time Schedule

It has been assumed that the construction process for the John Jermain Memorial Library Expansion and Renovation project will run consecutively from the start to the finish as outlined above (**Section 5.1**). The overall construction duration has been estimated to be eighteen (18) months. To complete the project within that time frame, many of the project's stages have been scheduled to run parallel to one another in an attempt to limit off-site disturbance during the busy summer months of May through August. Below is the detailed schedule for the two build alternatives:

#### Option No.1 — 18 Months (September 2010 — March 2012) - See Figure 2.3 in Section 2.3

- **Stage 1:** Exterior Renovation work Fall 2010
  - Duration: Approx. three (3) months
  
- **Stage 2 — 7:** Balance of Construction
  - Duration: Approx. fifteen (15) months
    - **Stage 2:** Approx. four (4) months
    - **Stage 3:** Approx. two (2) months — lapping Stage 2 by two months
    - **Stage 4:** Approx. thirteen and a half (13.5) months
    - **Stage 5:** Approx. seven and a half (7.5) months, lapping Stage 4 by seven and one half (7.5) months
    - **Stage 6:** Approx. three (3) months lapping Stage 4 and 5 by three (3) months
    - **Stage 7:** (*Schedule independent*): Approx. three (3) months; March — May 2011 or September — November 2011

#### Option No.2 — 18 Months (November 2010 — June 2012) - See Figure 2.3.1 in Section 2.3

- **Stages 2 — 5:** Major Construction Start November 2010
  - Duration: Approx. fifteen (15) months
    - **Stage 2:** Approx. four (4) months
    - **Stage 3:** Approx. two (2) months — lapping Stage 2 by two months
    - **Stage 4:** Approx. thirteen and a half (13.5) months
    - **Stage 5:** Approx. seven and a half (7.5) months, lapping Stage 4 by seven and one half (7.5) months
  
- **Stage 1:** Exterior Renovation work Spring 2012
  - Duration: Approx. three (3) months
  
- **Stage 6:** Site work finishes
  - Duration: Approx. three (3) months commence upon removal of scaffolding in Stage 1
  
- **Stage 7:** Offsite work (*Schedule independent*):
  - Duration: Approx. three (3) months; March — May 2011 or September — November 2011

## 5.2 Probable Short-Term Construction Impacts

### 5.2.1 Traffic and Parking

#### **Traffic**

Both scheduling alternatives would result in unavoidable, intermittent and variable impacts to the traveling public during the construction effort. Most of these impacts would occur only during the working hours of 7am to 7pm, as per section 33-3 of the Village Code. Every effort will be made to minimize impacts to weekday period travel and peak summer time traffic (May through August).

During the construction process, the public would be kept informed of temporary changes to the traffic pattern in the vicinity of the Library with notices to Village police, fire and ambulance departments in addition to postings in the local newspapers and the John Jermain Memorial Library website ([www.johnjermain.org](http://www.johnjermain.org)). At this time, the major change to the traffic pattern that the Library is proposing is the closing of Jefferson Street from Main Street to #5 Jefferson Street for public access. Although this temporary closing needs to be formally approved by the Village Board of Trustees, the Library has explored this option with the Village of Sag Harbor Chief of Police, Building Inspector / Fire Marshal, Superintendent of the Department of Public Works, Fire Department Chief and Ambulance Chief, who were all in agreement with the closing. Tied to this closing would be the designation of Jefferson Street as two-way from the intersection of Jefferson and Suffolk Streets to allow residents access to their properties. The closed portion of Jefferson Street would at all times be accessible for public safety vehicles and would also be used as a construction access for empty trucks entering the site, to assist with the removal of 2,500 cu yd of material during the construction excavation. **(See Figure 5.1.1)**

No changes to traffic movement at this time are proposed for Union Street, which will remain free of construction offloading and parking. Normal Jefferson Street traffic will however likely use Union for the period of construction. This should not create a noticeable impact, for even at peak hour, as determined in Section 3.5.1, only 19 turning movements were recorded.

The only proposed temporary change to Main Street will be the portion of Main Street in front of the Library (three existing parking spaces), which will become a temporary pedestrian walkway adjacent to the construction fence. **(See Figure 5.1.1)**

For the duration of the construction project, heavy truck routes will be established for large construction vehicles coming to and from the site to minimize the impact to surrounding neighborhoods and the Village Business District. These routes would be ensured by including them in the contract documents, bid guides and by directives to the construction contractor.

The truck routes to the Library would be as follows:

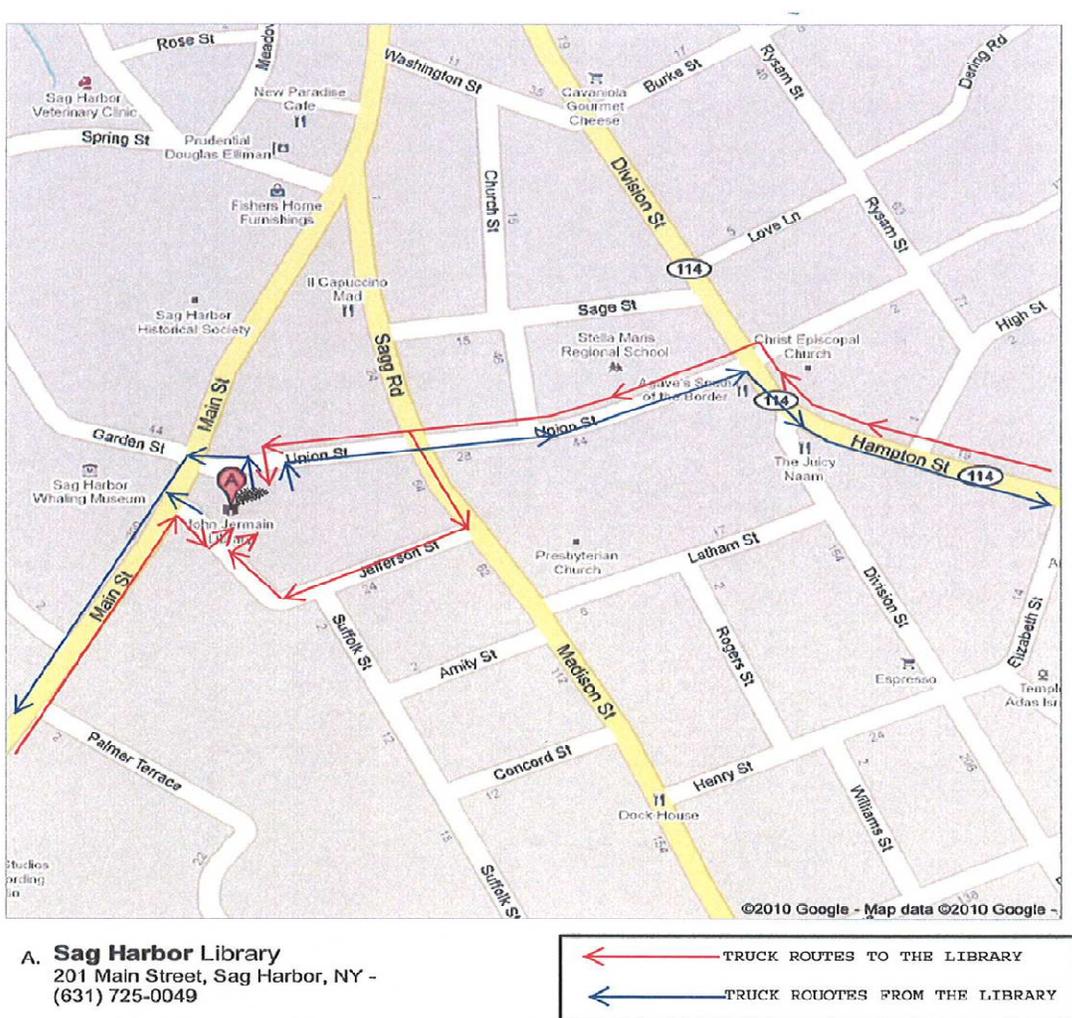
- Primary Route: Bridgehampton/Sag Harbor Turnpike North turning into Main Street ending at the Library either at the construction entrance on Jefferson or Union Street.
- Secondary Route #1: Route 114 North to Sag Harbor, turn left (West) on Union Street then ending at the Library either at the construction entrance on Union or Jefferson Street.

- Secondary Route #2: Route 114 North to Sag Harbor, turn left (West) on Union Street, then turn left (south) on Sagg / Madison Road, then turn right on Jefferson Street, ending at the Library via the Jefferson Street east side construction entrance.

The truck routes from the Library would be as follows:

- Primary Route #1: Leave the Library from the Jefferson Street west side construction entrance turning left (south) onto Main Street; continue south to the Bridgehampton Sag Harbor Turnpike towards Bridgehampton
- Primary Route #2: Leave the Library from the Union Street construction entrance; turn left (west) onto Union Street; at the intersection of Union and Main Street turn left onto Main Street; continue south to the Bridgehampton Sag Harbor Turnpike towards Bridgehampton
- Secondary Route: Leave the Library from the Union Street construction entrance; turn right (east) onto Union Street; continue east to the intersection with Route 114; turn right (south) towards East Hampton

Figure 5.2.1 Truck Routes To and From the Library



## **Parking**

Construction parking will vary through each stage of the construction process for both build alternatives. In general, construction parking will increase slightly in each stage as the project progresses (from Stage 1 through Stage 6). On average, there will be 5 to 10 contractor trade vehicles parking in the vicinity of the Library every day, peaking in Stage 6 with a maximum of approximately 18 vehicles. This would be the peak construction vehicle parking stage, will not be an everyday occurrence in Stage 6, and will most likely only occur during the mechanical, electrical and plumbing rough-in phase (approximately one month).

As there is significant on-street parking within close proximity of the Library on Main Street, and since the Library will be closed during this construction project, it is the Library's determination that the parking for workers going to the jobsite will not pose a significant loss of on-street parking capacity in areas around the Library for Stages 1 through 5 and 7. As the "800' Radius Parking Analysis" aerial photo analysis (**included in Appendix 11**) shows, there are 11 on-street spaces on the east and west sides of Main Street immediately north of Garden and Union Streets and 4 spaces directly opposite the Library on the west side of Main Street. Since the Library will be closed during the period of construction, a net gain of 30 to 56 spaces would theoretically become available (see Table 3.5.2.2 and Section 3.5.2.3 of this DEIS for a discussion of existing daily and peak hour parking demand). At least 13 employee spaces would theoretically become free on a daily basis per Section 3.5.2.2. Any on-street parking spaces designated for contractor parking will be arranged after consultation with the Village Chief of Police, Building Inspector / Fire Marshal, Superintendent of the Department of Public Works, Fire Department Chief and Ambulance Chief, prior to issuance of the Building Permit.

### 5.2.2 Noise, Air Emissions and Vibration

#### **Noise**

Noise and vibration from construction equipment operation and noise from construction vehicles and delivery vehicles traveling to and from the project area may occur, however the provisions of Chapter 33 – Noise of the Village Code will govern construction activity. Section 33-4 Exceptions A. states, *"the provisions of Sect. 33-3 (which contains maximum noise levels) shall apply to the use or occupancy of any lot or structure thereon and to noise produced thereby excepting the following... (2) Construction activities between 7:00 a.m. and 7:00 p.m. and the associated use of construction devices and/or noise produced thereby, provided that such activities and such equipment and their use comply with the other provisions thereof"*.

Noise (unwanted sound) can be described in three variables: amplitude (loud of soft), frequency (pitch), and time pattern (variability over time) (FTA Transit Noise and Vibration Impact Assessment Sect 2-1). Noise is measured in decibels to account for amplitude on the "A" weighed scale to approximate what the human ear can hear (pitch). Time variability is more complicated and can be measured on a daily average, on a highest percentile time basis, maximum sound, or a combination. Other parameters such as distance from the noise source and directness of the noise path must also be taken into account. Most noise studies deal with transportation noise and noise associated with transportation construction projects. Table 5.2.2 (adapted from FTA Sect. 2.16) shows noise levels from common sources and relates them to their respective dbA levels.

**Table 5.2.2 Typical A-weighted Sound Levels**

dbA	Outdoor Noise Source	Indoor Noise Source
100		
95	Rock Drill	Shop Tools in use
90		
85	Jack Hammer, Concrete Mixer	Shop Tools idling
80		
75	Air Compressor, Lawn Mower	Food Blender
70		
65	Lawn Tiller, Air Conditioner	Clothes Washer
60		
55		Air Conditioner
50		
45	Leaves Rustling	Refrigerator
40	Average Human Threshold	

Source: Adapted from FTA Fig 2-11

The noise levels generated by construction equipment will vary depending on factors such as the type of equipment, the specific model, the operation being performed, and the condition of the equipment. The sound level of the construction activity also depends on the portion of time that the equipment is operated over the time period of construction. The dominant source of noise from most construction equipment is the engine, usually diesel, often without sufficient muffling. In a few cases, such as impact pile-driving or pavement-braking, noise generated by this process dominates in terms of maximum sound generated.

For considerations of noise assessment, construction equipment can be considered to operate in two modes, stationary and mobile. Stationary equipment operates in one location for one or more days at a time, with either a fixed power operation (pumps, or compressors) or variable noise operation such as pile drivers or pavement breakers. Mobile equipment moves around the construction site with power applied in cyclic fashion (bulldozers, loaders), or to and from site (trucks). The movement of mobile equipment around the site will be limited because of the “tight” conditions encountered.

Variation in power imposes additional complexity in characterizing the noise source level from a piece of equipment over the course of the day. This can be handled by characterizing the noise at a reference distance (usually 50’) from the equipment operating at full power and adjusting it based on the duty cycle of the activity to determine the noise level operation. Standardized procedures for measuring the exterior noise levels for the certification of mobile and stationary construction equipment have been developed and typical noise levels from representative pieces of equipment are listed in Table 5.2.2.1.

**Table 5.2.2.1 Construction Equipment Noise Emission Levels**

<u>Equipment</u>	<u>Typical Noise Level (dBA) 50 ft from Source</u>	<u>Used in Construction Stages</u>
Air Compressor	81	2,3,4,5,6
Asphalt Truck	88	7
Backhoe	80	2,3,6
Compactor	82	2,3,4,6,7
Concrete / Mortar Mixer	85	1,2,3,4,5,6
Concrete Mixer Truck	85	2,3
Concrete Pump	82	2,3
Concrete Saw	90	1,2,3
Concrete Vibrator	76	2,3
Crane, Mobile	83	1,2,3,4,5,6,7
Dozer	85	2,3,7
Dump Truck	88	2,3,6,7
Excavator	81	2,3,7
Grader	85	7
Impact Wrench	85	,3,4,5,6,7
Jack Hammer	88	3,4,5,7
Loader	85	2,3,7
Paver	89	7
Pneumatic Tool	85	2,3,4,5,6
Roller	74	7
Scraper	89	7
Skid Steer (Bobcat)	80	1,2,3,4,5,6,7
Truck	88	2,3,7
Variable Reach Forklift	79	1,2,3,4,5,6,7
Welder/Torch	74	2,3,4

**Sources:** FTA Transit Noise and Vibration Impact Assessment, FTA-VA-90-1003-06; FHWA Roadway Construction Noise Model (RCNM) Version 1.1

Besides having daily variations in activities, the Library construction project will be accomplished in seven different stages. Each stage has a specific equipment mix depending on the work to be accomplished during that stage. The major noise and vibration would occur during Stages 2 - 4 starting at the excavation up to the completion of the new addition shell. The work for these stages would include but not be limited to excavation equipment, cranes, jackhammers, concrete saws, concrete trucks, cement mixing and welding. It should be noted that pile driving work has not at this time been included in the construction means and methods and would only be used if soil conditions are determined to be insufficient, which at this time, is **not** the case. Stages 2 - 4 will have an elapsed time of about 18 months. Table 5.2.2 includes the stages that each piece of equipment will be used.

The closest sensitive noise receptor would be #5 Jefferson Street (the Castaldo residence), being 7' from the Library line at its closest. This residence would experience the greatest noise impact in excess of the values listed in Table 5.2.2.1. #6 Union Street (the Morpurgo residence) is 15' away from the property line at its closest, but is vacant and thus there would be no noise impact. The residence at #205 Main Street on the south side of Jefferson Street being 35' from the Library property at its closest point can also be expected to experience noise impact due to Jefferson Street being closed for the period of construction and used for construction purposes. The residence at #191 Main Street on the north side

of Union Street is about a 44' distance from the Library and about a 70' distance from the proposed addition and so would experience a lesser noise impact than the three above-mentioned residences. All other sensitive receptors are more distant and thus are expected to experience little to moderate construction noise impacts, principally limited to the transport of construction materials or excavated fill.

### **Air Emissions**

Air pollutant emissions from construction of the build alternatives would include fugitive dust emissions from land-clearing operations, demolition, grading and excavation, and mobile and stationary source emissions. Mobile source emissions from construction would occur as a result of the operation of heavy-duty diesel and gasoline-powered construction equipment and operation of heavy-duty diesel trucks. Stationary on-site source emissions would be related to gas-powered tools, including but not limited to saws, mixers, generators, man / forklifts, cranes, excavators and backhoes.

Fugitive dust emissions from land clearing and grading operations can occur from excavation, hauling, dumping, spreading, grading, compaction, wind erosion, and traffic over unpaved areas. Actual quantities of emissions depend on the extent and nature of the clearing operations, the type of equipment employed, the physical characteristics of the underlying soil, the speed at which construction vehicles are operated, wind speed, direction and duration, and the type of fugitive dust control methods employed. The estimated emissions vary widely depending on many factors, including the intensity and type of land-clearing operations. Much of the fugitive dust generated by construction activities consists of relatively large-size particles, which are expected to settle within a short distance from the construction site. An important factor in limiting the amount of fugitive dust generated by construction of the John Jermain Memorial Library project is that much excavated material will not be stored on-site, but will be removed directly from the excavation onto haul-away trucks. Dust control during dry weather is the contractor's responsibility for the duration of their work and will be as directed by the Jobsite Superintendent.

Mobile source emissions are emissions of air pollutants from sources that are not stationary. During construction, such emissions may result from: (1) trucks delivering construction materials and removing debris; (2) workers' private vehicles; (3) construction equipment operation. Mobile source emissions are categorized whether they are from on-road (vehicles on public roadways) sources or non-road (marine engines, construction equipment) sources. The emission standard for each type of source varies with the on-road vehicles having the lowest emission levels.

Stationary source emissions are emissions of air pollutants from sources that are stationary. During construction, such emissions may result from: (1) diesel powered generators; (2) idling trucks; (3) stationary construction equipment operation (i.e. crane and concrete pumps).

For both mobile and stationary sources, the pollutants of concern include particulate matter (both PM<sub>2.5</sub> and PM<sub>10</sub>) and nitrogen dioxide, due to the number of diesel-powered engines that may be involved in the construction process. Diesel particulate matter is a concern, particularly from non-road sources that have traditionally been subject to lower emission standards than on-road sources.

### **Vibration**

Table 5.2.2.2 and 5.2.2.3 show architectural and structural damage risk and perceptibility distances for residential and historic structures in proximity to the types of construction activities that would occur during construction of the proposed project. Architectural damage includes cosmetic damage, such as

cracked plaster, etc. Architectural damage is not considered potentially dangerous. As shown in Table 5.2.2.2, pile driving has the greatest potential to result in architectural damage to most building types and as reviewed above has not been included in the construction means and methods. Most other construction activities require very small (i.e. less than 25 feet) distances between the structure and the construction equipment or the presence of highly fragile buildings for impacts to occur. For fragile and highly fragile buildings respectively, Federal Transit Administration (FTA) recommends a limit of peak particle velocities of 0.2 and 0.12 inches per second or 94 and 90 VdB.

Since the use of driven piles **has not** been included in the construction means and methods and would be limited to the finding of difficult and unforeseen soil conditions upon excavation (the geotechnical evaluation having found none), and no controlled blasting is anticipated nor is the use of a vibrator roller being considered, the likelihood of vibration-related adverse effects would be minimal. None of the other equipment listed in Table 5.2.2.2 exceeds the PPV (in/sec) velocity that would potentially damage a building extremely susceptible to vibration damage at a distance of 25'. It is acknowledged that the #6 Union Street and #5 Jefferson Street are 15' and 7' respectively away from the construction activity; therefore they will be included in the vibration monitoring study described below under Special Provisions for Historic and Adjacent Structures.

The property line shoring has the potential to cause the most impact to the abutting neighbors as it relates to vibration. This has been considered in the construction work plan (**see discussion in Section 5.1.2, Stage 2**), and in an effort to minimize the vibration levels of the construction equipment the shoring that will be used will not be driven. The "mafia" block shoring will either be placed against the existing retaining wall (6 Union Street property line from the Library's Union Street pylon up to the new addition, approximately 32 feet) or be placed in an excavated trench adjacent to the retaining wall (5 Jefferson Street abutting property line), both of which have minimal to no vibration impact. The soldier pile shoring along the Library's retaining wall with the 6 Union Street abutter will be installed in drilled 10-12" holes on the Library's property (potentially filled with a concrete slurry mix to prevent hole from collapsing) which has minimal to no vibration impact.

**Table 5.2.2.2 Vibration Source Levels for Construction Equipment**

<b>EQUIPMENT</b>	<b>PPV at 25 ft (in/sec)</b>	<b>Approximate Lv. at 25 ft</b>
Pile Driver	0.644	104
Vibratory Roller	0.210	94
Large bulldozer	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

**Note:** \*RMS velocity in decibels (VdB) re 1 micro-inch/second

**Source:** FTA Transit Noise and Vibration Impact Assessment, FTA-VA-90-1003-06

**Table 5.2.2.3 Construction Vibration Damage Criteria**

Building Category		PPV (in/sec)	Approximate L <sub>v</sub> *
I.	Reinforced-concrete, Steel or timber (no plaster)	0.5	102
II.	Engineered concrete and masonry (no plaster)	0.3	98
III.	Non-engineered timber and masonry buildings	0.2	94
IV.	Buildings extremely susceptible to vibration damage	0.12	90

**Note:** \*RMS velocity in decibels (VdB) re 1 micro-inch/second

**Source:** FTA Transit Noise and Vibration Impact Assessment, FTA-VA-90-1003-06

It is noted that for the proposed redevelopment of the Bulova watchcase factory, a truck route vibration monitoring survey was conducted (*Testwell Laboratories Bulova Watch Case Factory Development Truck Route Vibration Monitoring Survey September 29, 2007*). The survey installed vibration monitors along certain Village streets, local roads and State Highway 114 to determine the effects of a 37-ton 10-wheel dump truck on structures adjacent to the route of travel. The results of the study were that such dump trucks posed no danger to the structures along the routes to and from the project site. The vibrations generated by the test truck were found to be within the ambient range of all traffic passing by on that day. To compare to Tables 5.2.2.2 and 5.2.2.3, the survey found that typical vibrations associated with road traffic fell within 0.009 in/sec to 0.030 in/sec and that the vibrations associated with the passing of the test truck ranged from 0.009 in/sec to 0.012 in/sec. The test truck vibrations did not exceed the values associated with potential damage to buildings extremely susceptible to vibration. Although the routes of travel were not the same as the truck routes proposed in this DEIS, at least two of the segments (State Route 114 and Division Street) are the same, and the other major road in the DEIS primary truck route, Main Street, is at least their equal for heavy trucking. It is thus believed that construction traffic will not pose a significant impact on adjacent structures during this project's construction phase.

#### ***Special Provisions for Historic and Abutting Structures***

In addition to the adjacent structures there are two historic structures which would require special protection from construction-related vibration impacts. These resources (Sag Harbor Whaling Museum and The Custom House) would require special provisions as discussed below, to ensure that no adverse effects occur from construction.

Prior to Site Plan Approval, the applicant will provide to the Village a project-wide Construction Protection Plan (CPP), special measures set forth by NYSOPRHP would be followed to protect historic resources and abutting structures from increased vibration levels associated with construction activities. At any construction location where historic resources, and particularly older fragile buildings, are within an area of potential effect, construction contractors would be required to implement special vibration protection measures. These measures, to be included as part of the construction protection program for historic resources and included in the contract documents, would likely include the following:

- The Library will contract an independent engineering firm to complete a conditions survey report of the historic and adjacent structures. This report will be conducted at the beginning middle and end of construction and will document the conditions of surrounding properties (including the foundation and building structure) with video and still photography as well as a written narrative in order to properly appraise the conditions pre, during and post construction.
  - Access to the 6 Union Street abutting property for completion a conditions survey by an independent engineering firm will likely not be obtainable due to legal issues regarding the property ownership (**see further discussion in Sections 2.5.3 and 4.1.2**). However, the Library will continue to pursue this option.
- Establish and monitor construction methods to limit vibrations to levels that would not cause structural damage to the historic structures, as determined by the condition survey.
- Issuance of "stop work" orders, by the Library, to the construction contractor, as required, to prevent damage to the structures, based on any vibration levels that exceed the design criteria in a lateral or vertical direction. Work would not begin again until the steps proposed to stabilize and/or prevent further damage to the designated buildings were approved.
- All insurance coverage to be maintained by contractors retained by the Library for work shall contain indemnity regarding damage to adjacent and neighboring properties.
- Prior to issuance of a Building Permit, the Library will submit a vibration monitoring protocol and identify any protected structures, for review and approval by the Village Engineer.

### 5.2.3 Material Movement and Storage

Material transport and debris removal would be accomplished through truck transport. As noted in the initial start-up (section 5.1), two truck loading and off loading sections would be created onsite (off Union and Jefferson Streets). Material being removed would include:

- Top soil, fill & sand
- Construction debris
- Concrete
- Landscaping

The major portion of removal from the site will be the 2,500 cu yds of material, which will be excavated from the site in order to construct the new addition. For the excavation Stages 2 and 3 of the project, trucks would arrive to the site using Main and Union Streets and leave using these same streets.

Construction debris will be contracted out to a local carting contractor, competitively bid out by the Library. Debris would be stored in 20, 30, and 40 yard dumpster, located on the Library's current sidewalk along Jefferson Street. The dumpster will be switched out on a weekly basis during normal hours of operation. All construction debris will be sorted offsite, at the carting contractor's waste site, with the intent of diverting more than 75% of the construction and demolition debris from disposal in landfills. This recycling process will assist the Library in obtaining LEED® Material and Resources Credit 2- Construction Waste Management (2 points).

### 5.2.4 Temporary Relocation of Library Services

The John Jermain Memorial Library proposes to use the quarters located at 34 West Water Street as the temporary location for Library functions when the home structure at 201 Main Street is being renovated

and expanded. During the time of construction, the Library will have a reduced program and limited number of materials available for circulation and use.

The temporary relocation of the Library functions will take place for the most part during the onset of Stage 2 as outlined above in Section 5.1. Specifically, as it relates to the construction work plan, the scope of work would be limited to the renovation of the temporary library space. At the time of writing the DEIS, the renovation of the space located at 34 West Water Street is scheduled to take place approximately September through October of 2010.

**Appendix 6** contains documentation concerning potential parking environmental impacts of the temporary relocation of Library services during construction. Essentially, the proposed temporary Library use would generate less parking demand than the previous use of these premises and such parking is available nearby.

It is estimated that the proposed temporary Library location will use/generate 158.75 gpd of flow to be sent to the Sag Harbor Village treatment facility. This is based on the current design standards of the Suffolk County Sanitary Code (**See Appendix 18: 34 West Water Street Sanitary Design Flow Calculations**). This compares favorably to the flow calculated for the previous use (fitness center), which generated 362.5 gpd.

On the basis of the documentation contained in **Appendix 6 and 18**, the Village Planning Board determined that the relocation of the Library to its temporary quarters during construction was a Type II Action and because it otherwise qualified under Section 55-14.6 (A)(2) of the Village Code for a waiver of Site Plan Review, granted such waiver on August 24, 2010. A Building Permit application has been filed and issuance is pending.

The actual relocation of the Library's resources will be under a direct contract between a moving contractor and the Library. Not all of the Library's resources will be moved to the temporary space as the potential rental property is considerably smaller than the existing space the Library occupies. There has been some discussion of the relocation of some of the existing Library material to joint Suffolk County Library Association swing space, as well as putting additional material in permanent storage for the duration of construction. As outlined in Section 5.1.1, the duration of construction is scheduled to be approximately 18 months; the Library is in discussion with the building owner to utilize the space for 24 months (to cover both the renovation of the space and construction of the new building at 201 Main Street).

## 6.0 Mitigation Measures

### 6.1 Construction Methodology

#### 6.1.1 Noise, Air Emissions and Vibration

##### **Noise**

Typical noise levels of construction equipment that may be employed during the construction process are provided in Table 5.2.2.1. Noise from construction equipment is regulated by USEPA (US Environmental Protection Agency 40 CFR 204 Noise Emission Standards for Construction Equipment) and by Sag Harbor Village Code Chapter 33 - Noise. These federal requirements mandate that: (1) certain classifications of construction equipment and motor vehicles meet specified noise emissions standards; and (2) construction materials are handled and transported in such a manner as not to create unnecessary noise.

These regulations would be carefully followed. In addition, appropriate low-noise emission level equipment would be used and operational procedures implemented. Compliance with noise control measures would be ensured by including them in the contract documents as material specifications and by directives to the construction contractor. The contractor would be required to use quiet construction equipment. The 6' stockade fence around the perimeter of the site on the south side of Union Street, the east side of Main Street and the south side of Jefferson Street at the southerly edge of the sidewalk and pavement will aid in attenuating noise impacts at street level.

##### **Air Quality**

Common construction practices include extensive mitigation measures that would be implemented to suppress dust emissions. Appropriate fugitive dust control measures that could be employed include sprinkling of exposed areas, minimizing the time that bare soil is exposed, truck wash downs, and use of dust tarps on trucks. The stockade fence will also aid in keeping low level particles and loose airborne material such as wrapping paper on-site.

Major construction activities associated with the build alternative would occur simultaneously at a number of locations throughout the project area. The proposed construction period (2010 through 2012) generally spans those years when the new USEPA "Clean Air Non-Road Diesel Rule" would be implemented. This rule would mandate use of cleaner diesel fuel and application of more stringent emission controls for diesel engines. This would include the use of after-market filters for Tier 2 engines, which when combined with ultra-low-sulfur diesel fuel would achieve nearly the same emissions as the newer Tier 4 engines. Localized increases in mobile source emissions would be minimized through the use of established truck routes for truck deliveries, and restrictions on the idling of delivery trucks or construction equipment when not in active use.

At this time, it is not anticipated that any diesel powered generators will be necessary for the construction process, as the existing Library already has access to the electric grid. Every effort will be taken to limit idling vehicles on the site (construction documentation and RFP general jobsite guidelines). Therefore, the stationary source emissions impacts would be limited to stationary construction equipment, the use of which will be limited and strictly monitored.

Odor control measures would be ensured by including them in the contract documents as material specifications and by directives to the construction contractor. The potential for adverse air quality impacts during construction of the build alternatives would be minimized for several reasons. First, the construction site is almost entirely surrounded by areas of limited access to the general public and is away from any sensitive air quality receptors (i.e., schools, hospitals). Truck trips would be minimized and established truck routes would be utilized, further lowering the potential for diesel particulate emissions through commercial or residential areas. Finally, the project would utilize ultra low sulfur diesel fuel for the non-road construction equipment that would be employed on-site during the duration of the construction process.

## **Vibration**

Vibration impacts will be closely monitored as outlined in **Section 5.2.2**, specifically as it relates to the existing historic Library and the two additional historic buildings (The Sag Harbor Whaling Museum and Customs House), as well as the adjoining neighbors (#5 Jefferson Street and #6 Union Street). Prior to construction, the Library will contract an independent engineering firm to complete a conditions survey report of the historic and adjacent structures. This report will be conducted at the beginning, middle and end of construction and will document the conditions of surrounding properties (including the foundation and building structure) with video and still photography as well as a written narrative in order to properly appraise the conditions pre, during and post construction. Moving through each stage of construction, additional periodic checks will take place at the Owner's convenience, to ensure that there are minimal to no impacts on these buildings.

Access to the 6 Union Street abutting property for completion a conditions survey by an independent engineering firm may not be obtainable due to legal issues regarding the properties ownership (**see further discussion in Sections 2.5.3 and 4.1.2**). The Library will continue to pursue this option with one of the mortgage holders of the premises (**Samuel Glass, see Appendix 5**).

Vibration control measures would be ensured by including them in the contract documents as material specifications and by directives to the construction contractor. The construction documentation will establish construction methods to limit and monitor vibrations to levels that would not cause structural damage to the historic structures and surrounding residences, as determined by the existing conditions survey. Contractors will be informed, pre-bid, that every care shall be taken to protect the surrounding buildings and "stop work" orders, by the Library may be required, to prevent damage to the structures, based on any vibration levels that exceed the design criteria in lateral or vertical direction. Work would not begin again until the steps proposed to stabilize and/or prevent further damage to the designated buildings were approved. In the event of damage to surrounding buildings, all remediation work will be the sole responsibility of the contractor who caused the disturbance and the contract documents will so provide.

### 6.1.2 Materials and Workforce Movement

The primary routes for truck traffic bearing materials coming to the site and excess fill material from the site will be utilized unless the origin or destination of these materials is in the Town of East Hampton. The primary routes follow the more direct route to the regional highway system and are already utilized by high capacity and heavy trucking. The secondary routes are less direct to the regional highway system and their approaches to and departures from the Library travel over local streets.

The Library-owned parcel at 425 Main Street will not be used as a staging area/swing space for the construction project, but it will be utilized as a temporary storage area for some of the site elements removed during Stage 2 that will be re-installed in Stage 6. These items may include:

- Granite property line curbs
- Small to medium size landscaping material

At the present time, the dwelling at 425 Main is under consideration as temporary living quarters by the occupant of #5 Jefferson St. (adjacent to the Library) during the period of construction.

Construction gates will open no earlier than 6:30 a.m. to permit workers to enter the site for pre-work meetings and non-construction activities. All personnel working or visiting the site are required to sign in and sign out at the office trailer with the Field Superintendent, whenever arriving or leaving the facility, without exception. Delivery for the construction project building materials will be limited to the hours of 7:30 a.m. to 11:00 a.m.

Ride sharing among construction personnel for all contractors will be encouraged, especially in Stage 6 (included in RFP), and if at any time the levels of construction parking become greater than expected, contractors will be instructed to use the Village public lot (behind Main Street) and then will be shuttled to the jobsite if necessary. During Stage 6, this will likely be a requirement.

Catering vehicles for the on-site workforce will be parked on-site as this encourages a unity among separate trades on the jobsite (a gathering place for all contractors to intermingle), keeping all the contractors on-site and maintaining a standard break time (if everyone leaves they don't always go for coffee and lunch at the same time). The arrival time of the coffee truck can vary, but it would be fixed at the onset of the project (9:30 a.m. coffee break / 12:30 p.m. lunch break). Catering vehicles would enter and leave the site via the construction entrance at the intersection of Main and Jefferson Street.

As an alternate to on-site catering trucks, a designated jobsite laborer would take the food order for the entire site at one-half hour before the times mentioned above. This option obviates catering truck traffic and keeps the trade food money spent locally.

A third alternate would be to have a local deli deliver a called-in order every day, which also keeps the money local. These methods will be explored more fully during initial startup/mobilization and may vary during construction as experience dictates.

The Contractor shall be responsible to clean up on a daily basis all debris created by the performance of the work. In order to keep the site clean and safe, it will be required of all personnel to use trash receptacles for the disposal of all food and personal refuse i.e. cups, wrappers, leftovers, newspapers, etc. Failure to follow this rule would normally result in a back-charge for labor relative to the removal of refuse.

### 6.1.3 Best Management Practices

Best Management Practices (BMPs) as they apply to this project and defined by the U.S. Environmental Protection Agency (EPA) are "control measures taken to mitigate changes to both quantity and quality of urban runoff caused through changes to land use. Generally BMPs focus on water quality problems

caused by increased impervious surfaces from land development. BMPs are designed to reduce stormwater volume, peak flows, and/or nonpoint source pollution through evapotranspiration, infiltration, detention, and filtration or biological and chemical actions."

Since this project will be attempting to achieve LEED® certification upon completion, many of minimum program requirements and prerequisites for obtainable credits will assist in the implementation of the BMPs as they relate to overall project, specifically:

- Minimum Program Requirement #1: "The project must be designed to comply with all applicable USA federal, state and local environmental laws and regulations in the place where the project is located at the time of design and construction.
- Sustainable Sites Prerequisite 1 Construction Activity Pollution Prevention: "Create and implement an erosion and sedimentation control (ESC) plan for all construction activities associated with the project. The plan must conform to the erosion and sedimentation requirements of the 2003 EPA Construction General Permits OR local standards and codes, whichever is more stringent."
- The ESC plan will address the following objectives:
  - Prevention of soil loss during construction by storm water runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse
  - Prevention of sedimentation of storm sewers or receiving streams
  - Prevention of the pollution of the air with dust and particulate matter
- Sustainable Sites Credit 6.1: Stormwater Design — Quantity Control: "Implement a stormwater management plan that prevents the post-development peak discharge rate and quantity from exceeding the predevelopment peak discharge rate and quantity for the 1- and 2-year 24-hour design storms
- Sustainable Sites Credit 6.2: Stormwater Design — Quality Control: "Implement a stormwater management plan that reduces impervious cover, promotes infiltration and captures and treats the stormwater runoff from 90% of the average annual rainfall using acceptable BMPs"
- BMPs used to treat runoff must be capable of removing 80% of the average annual post-development total suspended solids (TSS) load based on existing monitoring reports

The initial proposed stormwater management plan for the Library is anticipating capturing and treating 100% of the stormwater runoff from the entire site. Since the site will be excavated from Stage 2 to Stage 6, runoff from the Union and Jefferson Street frontages can be contained on site. The abutters to the east are at higher elevations so no runoff will occur in that direction. Only runoff from the existing westerly steps may continue to occur during construction but this would be no worse than the existing situation, as the steps are not proposed to be disturbed during construction. The construction fence around the site will be lined with silt fence and hay bales to prevent stormwater runoff from the site during construction and all vehicles leaving the site will be washed off prior to entrance on to either Main or Union Streets.

## 6.2 Traffic and Parking

It has been demonstrated that both the projected traffic and parking demands generated from the proposed Library expansion can be handled on the existing street system of Sag Harbor in the vicinity of the Library during the peak hours and when the nearby institutions may also be experiencing peak hour parking demands. Some options to improve on existing conditions can be offered at this time.

### 6.2.1 Potential for Striping Spaces

As described herein, there is the potential, using pavement markings (line striping) to delineate unmarked parking spaces that currently exist and are permitted within the limits of the adjacent Village roadways to the Library site. The striping of parking spaces would be performed in a manner that conforms to the standards of the Village of Sag Harbor and the New York State Manual of Uniform Traffic Control Devices (NYSMUTCD).

Striping the unrestricted on-street spaces in the vicinity of the Library is an option that would greatly assist in efficiently managing parking demand. However at the time of this DEIS, exactly where this would be most effective has not as yet been determined. One alternative could be on both sides of Main Street north to Spring Street and south of Jefferson and Garden Sts. but how far south has not yet been determined. Striping the closest side streets e.g. Jefferson and Garden Streets is another option.

In the Library's previous traffic and parking analyses for the expansion program, the schematic parking/striping plans shown on the aerial photographs included with the **Traffic and Parking Supplement #2 to Part I of the EAF, dated February 8, 2010 (See Appendix 11)**, presented illustrative displays and sketch plans of the location of existing on-street parking based on actual field measurements and how the spaces might be striped. This analysis and the resultant plans came as a response from the Planning Board consultant's request to look in more detail at this issue, in part because the existing on-street parking is un-striped.

The Library is not at this time proposing to stripe the surrounding streets' parking spaces, but offers these plans as an analysis for the Village's use. The displays themselves state that they are not to be used as an actual striping plan for construction (painting). Further field investigation and verification would be needed.

At the Planning Board meeting of April 27, 2010, parking safety was raised as an issue to consider. If the community desires to regulate parking in this vicinity for reasons of safety, efficiency and traffic calming, then the Village, through the Planning Board site plan review process, has a vehicle for further study and analysis. The Library, through this process, will proceed accordingly.

### 6.2.2 Handicap Parking

The location of handicap parking spaces has been determined. In addition to the existing designated handicap parking stall, which is located in front of the Library and within the Main Street roadway, three (3) new handicap parking spaces are proposed along Jefferson Street. The proposed handicap parking spaces shall be constructed in a manner that conforms to the American Disabilities Act (ADA) design standards and the New York State Manual of Uniform Traffic Control Devices (NYSMUTCD). The existing and proposed handicap parking stalls are indicated on the *Grading & Drainage Plan*. A copy of this plan is contained in **Appendix 3: Full Size Civil and Architectural Drawings (“C3.00”)**.

## 6.3 Pedestrian Safety

### 6.3.1 Crosswalks

The proposed action involves installing pavement markings, a “No Parking Zone” within the Main Street and Jefferson Street roadways. This improvement is intended to increase the line of sight within the said intersection and promote pedestrian safety. The proposed pavement markings are indicated on the *Grading & Drainage Plan*. A copy of this plan is contained in **Appendix 3: Full Size Civil and Architectural Drawings (“C3.00”)**.

As part of the pavement marking improvements, the existing designated crosswalks in the vicinity of the Library site shall be reestablished. New designated lined crosswalks shall be provided through the intersections of Main Street and Jefferson Street and Main Street and Union Street as subject to approval by the Village of Sag Harbor.

### 6.3.2 Signage

In connection with the proposed handicap parking stalls and lined cross walks, signage shall be provided in a manner that conforms to the American Disabilities Act (ADA) design standards and the New York State Manual of Uniform Traffic Control Devices (NYSMUTCD).

## 7.0 Unavoidable Adverse Impacts

The proposed project will cause some adverse environmental impacts. Though these may be unavoidable, none are expected to be of a long duration or extend beyond one-quarter of a mile of the Library. The unavoidable adverse impacts are both temporary short-term impacts and temporary long-term impacts.

### 7.1 Short-Term Impacts

#### 7.1.1 Construction Impacts

- Presence of construction equipment on the site and operating potentially twelve hours a day for six days a week
- Localized variable change in air quality due to emissions from construction vehicles depending on the type of equipment being used and the duration of operation
- Localized increase in noise levels during construction due to the operation of construction vehicles and equipment

#### 7.1.2 Circulation Impacts

- Increased traffic from construction and contractor vehicles (arriving and departing the project site) spread out over the construction period. These impacts will dissipate at some distance from the Library, as this traffic blends in with the existing traffic stream.
- Contractor parking will occupy from 5 to as many as 18 on-street parking spaces. These spaces are typically readily available during the non-summer months. Closure of the Library during construction would free up some or all of these spaces normally used by Library employees and patrons.
- Jefferson Street traffic turning movements will likely be using Union Street. The number of new turning movements will not be significant.

#### 7.1.3 Impacts Due to Relocation

- There will be a minor increase in contractor truck parking for the interior renovation of the space at 34 West Water Street into temporary library space. This will last for no more than three months.
- There will be a minor increase in employee and patron traffic and parking demand, as discussed in **Section 5.2.4 herein and in Appendix 6.**

## 7.2 Long Term Impacts

### 7.2.1 On-site Impacts

- Loss of permeable land surface from an increase in building and pedestrian plaza impervious surface.
- Minor change in landscaping/ screening vegetation expected to provide bordering visual buffer between Library and adjacent properties.

### 7.2.2 Parking Demand

- There will be a permanent increase in parking demand from the present 30 spaces at peak hour to 48 spaces at peak hour, as discussed in **Section 4.5.3**. It has been demonstrated that even at peak hour, these spaces would be expected to be available within a short walking distance from the Library.

## 8.0 Alternatives and Their Impacts

### 8.1 No Action (No Build) Alternative

The existing building has physical repair issues creating health and safety risks to both staff and patrons. Water infiltration has caused significant damage to the walls, windows, dome, laylight and roof of the existing building, HVAC systems and wiring are outdated and inefficient and the facility is not ADA compliant. Title III of the Federal American with Disabilities Act (ADA) requires that historic buildings be made ADA accessible; unless it is determined that such an addition compromises the integrity of the building. Since the Library is, in fact, proposing a substantial addition the project plans must by law include an accessibility component. (<http://www.access-board.gov/adaag/html/adaag.htm#4.1.1>)

The Library is now non-compliant with state-set minimums for public libraries for “maintaining a facility to meet community needs” (Standard #8). Some of these items include: adequate space, lighting, shelving, seating and restrooms in addition to the federal standards on accessibility. (<http://www.nysl.nysed.gov/libdev/helpful.htm>)

Failure to restore the historic building and expand it to house new mechanical systems, address code issues and ADA compliance, risks both the safety of the staff and patrons and the health of the structure, a contributing building to the Federally-designated Sag Harbor Historic District.

For these reasons, the No-Action Alternative is not practical; it could result in closing the Library facility entirely.

### 8.2 #425 Main Street Alternative

The estimated cost projections for a new 6,000 square foot building at 425 Main Street (adjacent to Mashashimuet Park) would be around \$6 million, with another \$1 million needed for land acquisitions, title search, soil borings, Pine Barren Credit fees required in order to obtain clearance for a cesspool, and bonding and legal fees.

The land at and near the Park is environmentally sensitive, and is located at the northerly end of the Long Pond Greenbelt. As such, the civil engineers overseeing the project thought there was a good chance that development there would face a number of challenges during the SEQR process.

Additionally, the facility at 425 Main, designed to house programming, archives and a computer lab, would have required a significant increase in staff. Seven full-time equivalent (FTE) additional positions would be required, or roughly a half million dollars in salaries, training, and combined benefits at today's rate. That represented a 50% increase in the Library's operating budget. The proposed addition to the existing building requires a minimal increase in staffing, mostly in custodial staff.

A proposed bond issue for the second library building at 425 Main was defeated by the public on December 14, 2004.

For these reasons, using the property at 425 Main Street for expansion of the facility is not financially feasible and would not accomplish the objectives of the project sponsor at a reasonable cost.

### 8.3 Acquisition of Adjacent Properties for Structures or Parking

The current owner of #6 Union Street has not indicated a desire to sell this property to the Library (**For further discussion on #6 Union Street See Section 2.5.3**). The property at #5 Jefferson Street is owner-occupied and the owner has not indicated a desire to sell the property.

Since neither property owner has expressed an interest in selling some or all of their property to the Library for purposes of expansion, and the Library does not possess the power of eminent domain, only a willing buyer/willing seller transaction could make this alternative possible. In any event, the bond issue approved on June 28<sup>th</sup>, 2009 did not include funding for acquisition of additional property. The current project budget does not include funding for additional property acquisition.

Even so, acquisition of one or both properties would not diminish the approximate square footage required for Library expansion and would place pressure to provide at least some paved on-site parking. This would adversely affect the structural fabric of the neighborhood with the introduction of off-street pavement in a dense residential neighborhood.

This alternative would not accomplish the objectives of the project sponsor at a cost comparable to the preferred alternative as proposed.

### 8.4 Use of Adjacent Properties for the Construction Period

The Library has proposed the use of the adjacent properties for construction in order to facilitate the construction process. The abutting property owner at 5 Jefferson Street has agreed to permit the Library to use a portion of their property in order to establish the construction area with a temporary fence and repair the existing property line retaining wall (**as discussed in Section 2.5.4 and Appendix 5**). The Library will also continue discussion with the Village Trustees through the filing of encumbrance permits to use the Village sidewalks and a portion of Jefferson Street for the duration of construction (**see further discussion in Section 2.5.4**).

Since the cooperation of the abutting property owner to the east (6 Union Street) is not forthcoming (**see discussion in Sections 2.5.3 and 4.1.2**) the use of such property to facilitate the Library construction project is not feasible necessitating an alternative of avoiding the property entirely, adding to the cost of the project and approval delays. For further discussion on the proposed construction methodology to address this issue see **Sections 5.1.1 and 5.1.2 Stage 2**.

## 9.0 Irretrievable and Irreversible Commitment of Resources

Any construction project involves the commitment of a variety of natural and manmade resources. These include wood, concrete, steel, drywall, paint, water and topsoil. The use of construction equipment consumes fossil fuels. Due to the increased area of the Library, the use of electricity will increase. Also, with the increased number of patrons, there will be an increased use of water. Electricity will continue to be provided by the Long Island Power Authority. Suffolk County Water Authority will provide the water for the site. National Grid will provide gas service.

### Material Quantities

The commitment of the following materials quantities has been estimated based on the schematic design drawings:

- **Concrete:** 385 cu yds (assuming 3,000 lbs/cu yd) = 1,155,000 lbs or 577.5 tons
- **Steel:** (beams & columns) = 40,000lbs to 60,000lbs or 20 to 30 tons
- **Glazing:** 2,741 sq ft
- **Brick veneer:** 3,640 sq ft
- **Paint:** 28,338 total sq ft of painted surfaces (assuming 3 coats & 420 sq ft qt/gal) = 84,998 sq ft or 202 gallons
- **Drywall:** 16,735 sq ft of drywall (assuming 4x12 board of sheetrock (96 sq ft/per & 2.2 lbs/sq ft) = 200 boards or 42,339 sq ft or 93,145.8 lbs or 46.6 tons
- **Fuel consumption:**
  - **Dump truck fuel consumption**
    - Assuming 279 trips x 10 miles/trip = 2,788 miles
    - 2,788 miles x 10 gpm = 279 gallons fuel
  - **Excavator fuel consumption**
    - Assuming 23 machine days x 2 machines = 46 machine days
    - 77 gal/tank/machine
    - 0.25 tanks/day/machine
    - 894 gal/machine x 2 machines = 1,789 gallons of fuel
  - **Temporary Heat**
    - Assuming 4 temporary electric heaters @ 50,000 BTU's each = 200,000 BTU's
    - Duration – 4 to 6 months
- **Topsoil**
  - There will be a loss of 2,500 cu yds of material from the site that will be removed and eventually be used elsewhere on another development site.

## 10.0 Growth Inducing Aspects of the Project

The proposed project will provide no inducement to increase development in the area. The surrounding neighborhood is fully built-out. The vacant residential structure at #6 Union Street would in all likelihood be demolished and a new structure built absent the Library's expansion.

## 11.0 Use and Conservation of Energy

The principles of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system are being employed in the design of the proposed project. LEED® is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most, i.e. energy savings, water efficiency, CO<sub>2</sub> emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

LEED® provides building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. As defined in the USGBC LEED 2009 Handbook, “the LEED® 2009 Green Building Rating System for New Construction and Major Renovations (which is currently the rating system in which the John Jermain Memorial Library is registered) is a set of performance standards for certifying the design and construction of commercial or institutional buildings and high-rise residential buildings of all sizes, both public and private. The intent is to promote healthful, durable, affordable, and environmentally sound practices in building design and construction.”

Prerequisites and credits in the LEED® 2009 for New Construction and Major Renovation address seven topics:

- Sustainable Sites (SS)
- Water Efficiency (WE)
- Energy and Atmosphere (EA)
- Materials and Resources (MR)
- Indoor Environmental Quality (IEQ)
- Innovation in Design (ID)
- Regional Priority (RP)

The LEED® 2009 for New Construction and Major Renovations certifications are awarded according to the following point totals:

- Certified 40-49 points
- Silver 50-59 points
- Gold 60-79 points
- Platinum 80 points & above

The Green Building Certification Institute (GBCI) will recognize buildings that achieve one of the rating levels with a formal letter of certification.

Upon completion of the project, The John Jermain Memorial Library is targeting a LEED® Silver certification from USGBC.

The following list represents the credits that the Library is attempting to obtain LEED® certification. It should be noted that these credits are not guaranteed and are subject to adjustment based on the progress of the building's design and acceptance from the GBCI:

Sustainable Sites (SS):

- Prereq 1 Construction Activity Pollution Prevention
- Credit 1 Site Selection
- Credit 2 Development Density and Community Connectivity
- Credit 3 Brownfield Redevelopment
- Credit 4.1 Alternative Transportation – Public Transportation Access
- Credit 4.2 Alternative Transportation – Bicycle Storage and Changing Rooms
- Credit 4.4 Alternative Transportation – Parking Capacity
- Credit 6.1 Stormwater Design – Quantity Control
- Credit 6.2 Stormwater Design – Quality Control
- Credit 7.1 Heat Island Effect – Non Roof
- Credit 7.2 Heat Island Effect – Roof
- Credit 8 Light Pollution Reduction

Water Efficiency (WE):

- Prereq 1 Water Use Reduction – 20% Reduction
- Credit 1 Water Efficiency Landscaping
- Credit 3 Water Use Reduction

Energy and Atmosphere (EA):

- Prereq 1 Fundamental Commissioning of Building Energy Systems
- Prereq 2 Minimum Energy Performance
- Prereq 3 Fundamental Refrigerant Management
- Credit 1 Optimize Energy Performance (Improve by 40%)
- Credit 3 Enhanced Commissioning
- Credit 4 Enhanced Refrigerant Management
- Credit 5 Measurement and Verification

Materials and Resources (MR):

- Prereq 1 Storage and Collection of Recyclables
- Credit 1.1 Building Reuse – Maintain Existing Walls, Floors and Roof
- Credit 1.2 Building Reuse – Maintain 50% of Interior Non-Structural Elements
- Credit 2 Construction Waste Management (Recycle 50% of construction waste)
- Credit 4 Recycled Content (10% of Building Content)
- Credit 5 Regional Materials (20% of Building Materials)

Indoor Environmental Quality (IEQ):

Prereq	1	Minimum Indoor Air Quality Performance
Prereq	2	Environmental Tobacco Smoke (ETS) Control
Credit	1	Outdoor Air Delivery Monitoring
Credit	3.1	Construction IAQ management Plan – During Construction
Credit	3.2	Construction IAQ management Plan – Before Occupancy
Credit	4.1	Low-Emitting Materials – Adhesives and Sealants
Credit	4.2	Low-Emitting Materials – Paints and Coatings
Credit	4.3	Low-Emitting Materials – Flooring Systems
Credit	5	Indoor Chemical Pollutant Source Control
Credit	6.1	Controllability of Systems – Lighting
Credit	7.2	Thermal Comfort – Verification

Innovation and Design Process (ID):

Credit	1.1	Innovation in Design: Increase Construction Waste Recycling by 40%
Credit	1.2	Innovation in Design: To Be Determined
Credit	2	LEED® Accredited Professional

Regional Priority (RP):

Credit	1.1	Achieve MRc1.1
Credit	1.2	Achieve SSc2
Credit	1.3	Achieve SSc4.1

**The following text will be included in all the bid guides to contractors who will be potentially working on the project:**

“The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Based on well-founded scientific standards, LEED® emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. LEED® recognizes achievements and promotes expertise in green building through a comprehensive system offering certification, professional accreditation, training and practical resources. Further information can be found at [www.usgcb.org](http://www.usgcb.org)”

## 12.0 Cumulative Impacts

According to the SEQR Handbook (p. 77 of the 3rd edition), “...cumulative impacts occur when multiple actions affect the same resource. These impacts can occur when the incremental or increased impacts of an action, or actions, are added to other past, present and reasonably foreseeable future actions. ...Cumulative impacts must be assessed when actions are proposed, or can be foreseen as likely, to take place simultaneously or sequentially in a way that the combined impacts maybe significant.”

The renovation and expansion of the John Jermain Memorial Library is a singular act separate from any other and not dependent on another physical action, as would have been the case if the municipal sewer were extended. The proposed project will not affect the functioning or viability of any other library or cultural institution in any negative way. Thus, no cumulative impacts might occur as a result of the proposed project.

## 13.0 Sources Consulted

The following outside sources were used in preparation of this DEIS, in addition to those included in the Appendices:

"2006 Long Island Population Survey." Long Island Power Authority, November 2006.  
<http://www.lipower.org/company/papers/popsurvey>

"2010 Annual Drinking Water Quality Report" Suffolk County Water Authority (<http://www.scwa.com>)

"A Brief History of the John Jermain Memorial Library", <http://www.johnjermain.org/libraryhistory.html>

"History of the John Jermain Memorial Library Parcel", Moeller, Henry W. and Suzan C. Smyth, *Suffolk County Historical Society Register* vol. XXV, no. 3 pp 66-74.

John Jermain Memorial Library Board of Trustees Meeting Minutes: 1910, 1912, 1957 and 2009; Deed of Trust 1912; Absolute Charter 1957; Charter Amendment 2009.

Leadership in Energy and Environmental Design, Version 3, Ratings Systems, Project Certification, et al., US Green Building Council, <http://www.usgbc.org>.

"LEED 2009 for New Construction and major renovations", USGBC Member Approved November 2008,  
<http://www.usgbc.org/ShowFile.aspx?DocumentID=5546>

"LITP 2000 Study", Washington, DC: US Department of Transportation, Federal transit Administration (no date)

"New York State Environmental Conservation Law Article 15, Title 15, Water Supply, Long Island Wells" and Part 602: Application for Long Island Wells.

"Orchard at Bull's Head DEIS", VHB Engineering, Surveying and Landscape Architecture, PC, August 2008.

"Parking Generation". 3<sup>rd</sup> ed. Washington, DC: Institute of Transportation Engineers, 2004.

"Planning Strategies for the Village of Sag Harbor. Southampton, NY": Inter-Science Research Associates, Inc, for the Village of Sag Harbor, July 21, 2008.

"Sag Harbor Library Traffic and Parking Analysis. Sag Harbor, New York" New York: BFJ Planning, May 2009.

"Sag Harbor School District Profile, Demographic 2000 Data." Washington, DC: I.E.S. National Center for Education Statistics, 2000.  
<http://nces.ed.gov/surveys/sdds/singledemoprofile.asp?county1=3625380&state1=36>

"Sag Harbor Village Code Chapter 55". Sag Harbor, NY: The Village of Sag Harbor, May 29, 2009.  
<http://www.sagharborny.gov/gallery/2-13-09CompleteZoning.pdf>

“Soil Survey of Suffolk County, New York.” Washington, DC: US Department of Agriculture Soil Conservation Service, April 1975.

“Standards for Approval of Plans and Construction for Sewage Disposal Systems for Other than Single-Family Residences” Suffolk County Department of Health Services, Division of Environmental Quality, December 1, 2009.

“Standards for Rehabilitation.” The National Park Service, U.S. Department of the Interior, 1999.  
<http://www.nps.gov/history/hps/tps/standards/rehabilitation.htm>

“Stormwater Design Manual”, NYS Department of Environmental Conservation, August 2010

“Title III of the American with Disabilities Act – Accessibility Guidelines for Buildings and Facilities”,  
<http://www.access-board.gov/adaag/html/adaag.htm#4.1.1>

“The Long Island Comprehensive Waste Treatment Management Plan”, Nassau-Suffolk Regional Planning Board, Hauppauge, NY. 1978.

“Trip Generation.” 8th ed. Washington, DC: Institute of Transportation Engineers, 2008.

“Uniform Fire Prevention and Building Code”, New York State Department of State, Division of Code Enforcement and Administration, <http://www.dos.state.ny.us/code/ls-codes.html>

“Village of Sag Harbor Local Waterfront Revitalization Plan, An Amendment to the Village of Sag Harbor Local Waterfront Revitalization Program Adopted by the Village of Sag Harbor Board of Trustees May 6, 1986,” April 1998 <http://www.sagharborny.gov/images/LWRP.pdf>

## 14.0 List of Appendices

The following appendices have been included with this booklet:

- APPENDIX 1 SEQRA – “POSITIVE DECLARATION”
- APPENDIX 2 VILLAGE OF SAG HARBOR FINDINGS OF FACT REGARDING THE SEWER MAIN EXTENSION FOR THE JOHN JERMAIN MEMORIAL LIBRARY, DATED AUGUST 10, 2010
- APPENDIX 3 FULL SIZE (“D”) CIVIL AND ARCHITECTURAL DRAWING
- APPENDIX 4 JOHN JERMAIN MEMORIAL LIBRARY DEED OF TRUST (JUNE 17, 1912) & ABSOLUTE CHARTER (MAY 24, 1957)
- APPENDIX 5 DOCUMENTATION OF CONTACT WITH ABUTTERS
- APPENDIX 6 LETTER FROM THE VILLAGE OF SAG HARBOR PLANNING BOARD GRANTING THE WAIVER OF FULL SITE PLAN REVIEW FOR 34 WEST WATER STREET, DATED SEPTEMBER 14, 2010 AND CORRESPONDING REPORT FROM INTER-SCIENCE ASSOCIATES, DATED AUGUST 24, 2010  
LETTER FROM GIL FLANAGAN TO THE VSHPB REQUESTING A FULL SITE PLAN WAIVER FOR 34 WEST WATER STREET, DATED JUNE 30TH, 2010; REVISED PARKING ANALYSIS DATED AUGUST 10, 2010; SQUARE FOOT ANALYSIS LETTERS FROM SHAWN LEONARD, DATED JULY 20, 2010 AND JULY 27, 2010 WITH ASSOCIATED SKETCHES (01 &02); REVISED 34 WEST WATER STREET 800 FT RADIUS AND PRIME PARKING ANALYSIS
- APPENDIX 7 ENGINEER’S DESIGN REPORT, DATED FEBRUARY 8TH, 2010 & SEWER MAIN EXTENSION & PROFILE DRAWING (C5.00), DATED FEBRUARY 8, 2010
- APPENDIX 8 GEOTECHNICAL EVALUATION AND SOIL BORING REPORTS
- APPENDIX 9 SAG HARBOR POPULATION GROWTH AND LIBRARY MEMBERSHIP
- APPENDIX 10 TRAFFIC AND PARKING SUPPLEMENT TO PART I OF THE EAF
- APPENDIX 11 TRAFFIC AND PARKING SUPPLEMENT #2 TO PART I OF THE EAF (INCLUDING 800 FT RADIUS)
- APPENDIX 12 PARKING AND TRUCK LOADING REQUIREMENTS DATED FEBRUARY 8, 2010
- APPENDIX 13 COASTAL ASSESSMENT FORM FOR THE JOHN JERMAIN MEMORIAL LIBRARY
- APPENDIX 14 SOLAR STUDIES BY NEWMAN ARCHITECTURE PC, DATED JUNE 25TH, 2010
- APPENDIX 15 SHADES OPEN ISO FOOTCANDLE PLOT RENDERING, LABELED “LTG-1.0”

- APPENDIX 16 NYSOPRHP LETTER OF “NO ADVERSE IMPACT”, DATED JULY 21ST, 2009 WITH SUBMITTED DRAWINGS AND RENDERINGS, DATED MAY 6, 2009
- APPENDIX 17 NYSOPRHP LETTER OF “NO ARCHEOLOGICAL CONCERNS”, DATED MAY 26TH, 2010 WITH SUBMITTED DRAWINGS AND RENDERINGS, DATED MAY 6, 2009
- APPENDIX 18 34 WEST WATER STREET SANITARY DESIGN FLOW CALCULATIONS
- APPENDIX 19 GENERATOR ENCLOSURE, FUEL TANK & SOUND DATA
- APPENDIX 20 EAST PROPERTY LINE SKETCH MAP BY THE RAYNOR GROUP, DATED AUGUST 23, 2010