

STATE ENVIRONMENTAL QUALITY REVIEW ACT

POSITIVE DECLARATION

Project: John Jermain Memorial Library
201 Main Street
Sag Harbor, NY 11963

Lead Agency: Village of Sag Harbor Planning Board

Date of Issuance: May 25, 2010

Regulatory Framework: This notice is issued pursuant to Part 617 of the implementing regulations under Article 8 of the New York Environmental Conservation Law. The Planning Board as lead agency has determined that the proposed action described below may have a significant impact on the environment and a Draft Environmental Impact Statement (DEIS) will be prepared.

SEQRA Status: The John Jermain Memorial Library proposes an enlargement of its existing public library facility located on a 0.325 acre parcel. The existing structure is an historic landmark named in Village Code § 55-13.4(D) within an historic district and the proposed enlargement would require 37 new parking spaces, absent variance relief. Under Village Code § 15-3.2(B) an action with a demand of 20 or more parking spaces in an historic district is a Type I action under SEQRA.

Description of Action: The proposed library enlargement is a 7,267 square foot two story addition with a lower level to the existing 7,084 square foot existing library building. There is no existing parking and none is proposed. The proposed building would maintain a distinctly different architectural appearance from the existing building: significant portions of the new building would be glass.

The existing building will be renovated, restored and modernized, 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 proposed expansion is also to provide the library patrons with dedicated program and research space, a community room, a business center, a periodical reading area and a community art gallery.

As viewed from Main Street, the existing main library structure will remain the prominent focal point of the site design, with the addition being located to the east of the existing historical building.

The project will bring the currently nonconforming building into compliance with the Americans with Disabilities Act and also improve the heating, air conditioning and ventilation systems which are currently in disrepair. Leadership in Energy and Environmental Design (LEED) standards will be used where possible in both the existing space as well as the new addition.

The site design incorporates the creation of an outdoor "plaza" near the Jefferson Street ground floor entrance, through grading, installation of retaining walls, ramps and steps.

A Grading and Drainage Plan has been prepared by the Raynor Group, P.E., L.S., P.L.L.C., last dated February 8, 2010. Stormwater runoff has been calculated in terms of storing two inches of rainfall over the 14,172 sq. ft. property, taking into account differential coefficients of runoff. The plan proposes to install six (6) eight and ten foot diameter subsurface leaching pools to capture and recharge stormwater runoff on-site.

Sanitary waste treatment is currently accomplished through an on-site septic tank and leaching pool system. It is anticipated that due to the age of this facility, the existing sanitary system is likely not in compliance under the current Suffolk County Department of Health Services regulations. Approval from the Village Board of Trustees to extend the Sag Harbor Sewer District approximately 280 feet to allow the connection of the existing facility to municipal sewage treatment has been requested and is pending determination. As such, the existing sanitary system would be abandoned in accordance with the requirements of the Suffolk County Department of Health Services, and all sanitary waste from the existing and proposed construction would be treated at the Sag Harbor Sewage Treatment facility on Bay Street. The sanitary flow is reported to increase from 237.5 gallons per day to 625.5 gallons per day. The plant engineer (Kurt H. Dietrich, P.E. of Dietrich Engineering, P.C.) has reportedly indicated that the sewer plant and existing SPDES permit can accommodate this additional flow.

Landscape and lighting plans have been provided. Included with the plans is a proposal to install a landscape buffer on the adjacent property located immediately east on Jefferson Street.

Potential Impacts:

1. Impacts to Transportation/Parking.
 - a. Detailed calculations of the anticipated parking demand for existing conditions and proposed action.
 - b. Details of any anticipated program changes or Library use changes and how it affects patron usage of facility.
 - c. Details of the availability of parking within near vicinity of the project site and the realistic availability of those spaces for use for Library patrons.
 - d. Details of proposed striping plan for delineation of parking spaces and how this will be accomplished in cooperation with Village Trustees.
 - e. Assessment of both vehicular and pedestrian safety for patrons using available on-street parking.
 - f. Assessment of anticipated short-time construction traffic, including deliveries, site equipment, excavation and contractor parking.
2. Short-Term Construction Impacts, including the details to control construction activities to minimize impacts to the surrounding neighborhood, including but not limited to the following:
 - a. Details and duration of the specific phases of construction from commencement to completion.
 - b. Anticipated equipment to be employed.
 - c. Contractor parking demand and location of parking for construction vehicles.
 - d. Location of materials delivery and storage area.

- e. Details of removal of 2,300 cubic yards of material.
- f. Site refuse control.
- g. Truck maneuvering.
- h. Stormwater runoff and erosion control measures.
- i. Protection/control/monitoring of vibrations to adjacent structures from construction activities on-site.
- j. Hours of construction activities.
- k. Protective measures to be employed to protect adjacent and nearby residences.
- l. Site security.

3. Impacts to Groundwater.

- a. Methods to be employed to control of stormwater runoff, and adequacy of the drainage plan to prevent flooding within plaza/courtyard area during rainfall events exceeding 2 inches.
- b. Impact of sanitary waste disposal and proposal to connect to municipal sewage collection and treatment system (including correspondence from STP Engineer (K. Dietrich, P.E.) indicating adequacy of the STP in capacity and SPDES permit).
- c. Details of the proposed geothermal well installation and potential impacts to groundwater resources.

4. Aesthetic Impacts.

- a. Specific details of site landscape design (type of plant materials, quantities, sizes, locations, etc.) including details of design and screening of refuse storage areas, as well specific details of any/all landscape installations, improvements or changes that are proposed on any adjacent property.
- b. Details of lighting plans, including evaluation of potential for light trespass from three story

glass addition to structure. A photometric plan should be supplied with which evaluates both exterior lighting, as well as interior lighting fixtures within this glass addition, and the potential for light trespass beyond the property boundary lines.

5. Alternatives to be Considered.
 - a. Potential for incorporating Morpurgo property into project planning.
 - b. Discussion of history of unsuccessful proposal to construct at Mashashimuet Park Prpperty.
6. Details for Temporary Relocation of Library Services.

For Further Information: Contact: Doris Alvarez
Clerk to the Planning Board
Village Hall
55 Main Street
Sag Harbor, NY 11903
Tel 731-725-0222

A Copy of this Notice has been Sent to:

1. APPLICANT

John Jermain Memorial Library
Gilbert Flanagan, Esq., Attorney for Applicant
David J.S. Emilita, AICP, Planning Consultant

2. 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

3. INTERESTED AGENCIES

None

4. ADDITIONAL FILING AND DISTRIBUTION

Hon. Brian Gilbride,
Mayor of the Village of Sag Harbor
Environmental Notice Bulletin

+6317250597

VILLAGE OF SAG HARBOR



Brian Gilbride, Mayor
Timothy J. Culver, Deputy Mayor
Edward J. Gregory, Trustee
Sandra L. Schroeder, Village Clerk

631-725-0222
P.O. Box 660
55 Main St., Sag Harbor, N.Y. 11963-0015
Fax: 631-725-0316

Bruce A. Stafford, Trustee
Robby Stein, Trustee
Eileen Tuohy, Village Treasurer
Fred W. Thiele, Jr., Village Attorney

August 16, 2010

Catherine Creedon, Director
John Jermain Memorial Library
201 Main Street
Sag Harbor, NY 11963

Re: Proposed Main Street Sewer Expansion

Dear Ms. *Catherine* Creedon

At the regular meeting of the Board of Trustees held on August 10, 2010, the Board of Trustees resolved Not to extend the sewer system to the John Jermain Memorial Library. Therefore, your application for this extension has been denied.

I am enclosing a copy of the "Findings of Fact" adopted by the Board of Trustees at that meeting.

The entire board wishes you well with this project and looks forward to working with you in the future.

Very truly yours,

Sandra L. Schroeder
Village Clerk/Administrator

SLS/gmo

Enclosure

Petition of the John Jermain Memorial Library

Resolved, that the Village Trustees of the Village of Sag Harbor make the following findings of fact and determination with regard to the petition of the John Jermain Memorial Library:

Findings of Fact

The John Jermain Memorial Library (hereinafter JJML) has petitioned the Village of Sag Harbor, pursuant to Chapter 43 (Sewers) to connect to the Sag Harbor Village Sewerage System. JJML is located at 201 Main Street (SCTM#0903-3-3-70). JJML is seeking to expand the existing 7,084 square foot library by expanding to the rear of the existing library by 7,267 square feet. This \$10 million addition was approved by the voters in the Sag Harbor Union Free School District by a margin of 83% to 17%.

Currently, JJML is served by an existing on-site subsurface sanitary disposal system. The proposed expansion of the Library would require the construction of a new on-site subsurface sanitary disposal system. However, while the construction of such a new system is technically and practically feasible, it would not meet the regulations of the County of Suffolk with regard to wastewater disposal. JJML would be required to obtain an approval from the Suffolk County Department of Health Services Board of Review for a variance from the regulations in order to construct such an expanded on site system.

In the alternative, JJML could seek to connect to the Village's sewerage system. JJML has first pursued this alternative by the filing of the above referenced petition.

Pursuant to Section 14-1400 of the State Village Law, the Village of Sag Harbor has established a sewerage system pursuant to Section 43.1.2 of the Village Code. Section 43-1.3 of the Village Code enumerates the existing services areas for the sewerage system. Service areas receive sewer service and are charged by the Village separately for that service. The remainder of the Village is designated a non-service area, which does not receive sewer service and does not pay for such service.

JJML is within the non-service area. It has petitioned the Village to create a new service area, to be known as Service Area 8. This service area would include 5 parcels: JJML and 4 additional parcels between the library and the end of the existing sewerage system. In addition to JJML, 191 Main Street (0903-3-2-49), 189 Main Street (0903-3-2-48), 186 Main Street (0903-3-2-32), and 192 Main Street (0903-3-2-31.2) would all be included in the new service area. It is noted that when a sewer service is extended, all parcels of land along the new sewer line are legally required to connect where it is feasible pursuant to Chapter 43 (Sewers) of the Village Code. We find it is practical and feasible for all the parcels to be connected if the sewer line is extended. Further, all parcels would be required to share in the cost of the main extension, be responsible for their individual connections, and pay future sewer charges.

It has noted that JJML has offered to defray some of the increased costs that would be incurred by the four (4) intervening properties should the service area be approved and the sewer line extended. Nevertheless, none of the owners of the intervening properties is in support of the creation of the new service area because their existing on-site disposal systems are adequate and because the increased cost of connecting to the Village Sewerage System.

Under, Section 43.1.2F of the Village Code, “the Board of Trustees, **at its sole discretion**, upon a determination that it is necessary to do so in order to preserve or further the health, safety, and welfare of the Village, **may** designate non-service areas as service areas.

We decline to exercise that discretion in this case. We find that the existing sewer plan has a finite capacity and that such capacity is a very valuable resource in protecting the health and environment of the Village. We further find that there exists future demand for that capacity with the areas of the Village already designated as service areas which are paying for that service. It is in the best interests of the Village that this finite capacity be preserved for such future demand. In making this determination, we note that on-site disposal of waste is a practical alternative for JJML. The preservation of remaining sewer capacity for existing service areas and the use of an on-site disposal system for JJML will best protect the environment of the Village.

In addition, we are also persuaded by the opposition of the intervening property owners between the existing service area and the library. There has not been put forth any rationale argument why these property owners should be compelled to connect and pay for this service.

Therefore, we decline to take further action on this petition and urge JJML to pursue a permit for a variance from the County of Suffolk. We note the overwhelming public benefit that our community will receive from the construction of the new library addition. This determination should in no way be construed as opposition to this project. Rather, it is only a recognition that the extension of the service area of the sewerage system is not in the overall interest of the Village and that a better alternative exists.

Finally, we recognize that in order for JJML to successfully obtain a permit for on-site sewage disposal, it will be necessary for JJML to demonstrate that the development capacity of other lands in the area will be extinguished so that there is no net increase in sanitary wastes. Because JJML provides what is typically considered to be a “governmental” use for the public, we intend to work with JJML and the County of Suffolk to identify existing general purposes lands owned by the Village which could be devoted to conservation and thereby be used as part of JJML’s application to the County to mitigate any impacts from the granting of a variance.

APPENDIX 3: Civil and Architectural Drawings

The full set of drawings included with this booklet Include the Following:

A0.00 - TITLE SHEET - issue date: 26 OCT 2009; **revised: 24 SEP 2010**

A1.00 - ARCHITECTURAL SITE PLAN & ZONING - issue date: 26 OCT 2009; **revised: 24 SEP 2010**

A2.00 - PLANTING & EXTERIOR LIGHTING PLAN - issue date: 26 OCT 2009; **revised: 24 SEP 2010**

A3.00 - EXTERIOR ELEVATIONS - issue date: 26 OCT 2009; **revised: 24 SEP 2010**

A4.00 - EXTERIOR ELEVATIONS - issue date: 26 OCT 2009; **revised: 16 24 SEP 2010**

A5.00 - PROPOSED LOWER LEVEL PLAN - issue date: 26 OCT 2009; **revised: 24 SEP 2010**

A6.00 - PROPOSED LEVEL 1 PLAN - issue date: 26 OCT 2009; **revised: 24 SEP 2010**

A7.00 - PROPOSED LEVEL 2 PLAN - issue date: 26 OCT 2009; **revised: 24 SEP 2010**

C1.00 - EXISTING CONDITIONS 1:20 - issue date: 26 OCT 2009; **revised: 24 SEP 2010**

C2.00 - EXISTING CONDITIONS 1:10 - issue date: 26 OCT 2009; **revised: 24 SEP 2010**

C3.00 - GRADING AND DRAINAGE PLAN - issue date: 26 OCT 2009; **revised: 24 SEP 2010**

C4.00 – DETAILS - issue date: 26 OCT 2009; **revised: 24 SEP 2010**

APPENDIX A

**DEED OF TRUST FROM MARGARET
OLIVIA SAGE TO THE TRUSTEES
OF THE LIBRARY**

THE JOHN JERMAIN MEMORIAL LIBRARY
SAG HARBOR, N. Y.

MRS. ALIDA DUTCHER MARTIN
LIBRARIAN

FLORENCE E. FRENCH
ASST. LIBRARIAN

C - O - P - Y

KNOW ALL MEN BY THESE PRESENTS, that I, MARGARET OLIVIA SAGE, desiring to promote the public welfare by founding, endowing and having maintained a public library at the Village of Sag Harbor, Suffolk County, Long Island, New York, and acting pursuant to the provisions of Section 115 of Chapter 52 of the laws of 1909, known as the Real Property Law, being Chapter 50 of the Consolidated Laws of the State of New York, grant to J. JERMAIN SLOCUM, of 791 Madison Avenue, New York City; SYLVANUS PIERSON JERMAIN, of Toledo, Ohio; OLIVE PRATT YOUNG, J. HERMAN ALDRICH, FLORENCE FRENCH, JOHN H. HUNT, and ANNA MULFORD, all of Sag Harbor, Suffolk County, New York, as Trustees, and to their successors, the following described premises:

All that certain tract or parcel of land together with the building thereon, situate in the Village of Sag Harbor, Suffolk County, New York, bounded Northerly by Union Street sixty-five feet; Northeasterly by land of Frances Vail one hundred and fifteen feet; Southerly by land of Eloise Schellinger eighty-one feet and eight inches; Southwesterly by Jefferson Street one hundred and three feet and six inches, and Westerly by Main Street.

I hereby designate,

(1) The nature, object and purpose of the institution to be founded, endowed and maintained is a public library.

THE JOHN JERMAIN MEMORIAL LIBRARY
SAG HARBOR, N. Y.

MRS. ALIDA BUTCHER MARTIN
LIBRARIAN

FLORENCE E. FRENCH
ASST. LIBRARIAN

(2) The name by which this institution shall be known is "JOHN JERMAIN MEMORIAL LIBRARY".

(3) The powers and duties of the Trustees shall be the usual powers and duties belonging to the Trustees of such an institution, and the manner in which they shall account shall be the same as if they were the sole members and sole directors of a membership corporation.

(4) The mode and manner and by whom successors to the Trustees named in the grant are to be appointed are as follows.

The term of office of each of the Trustees appointed by this instrument shall be for the term herein stated and until his or her successor is duly appointed, viz:

J. Jermain Slocum, to July 1, 1913,

Sylvanus Pierson Jermain, to July 1, 1914,

Olive Pratt Young, to July 1, 1915,

J. Herman Aldrich, to July 1, 1916,

Florence French, to July 1, 1917,

John H. Hunt, to July 1, 1918,

Anna Mulford, to July 1, 1919.

Until further action of the Trustees pursuant to any by-laws adopted by them, J. Jermain Slocum shall act as Treasurer, Sylvanus Pierson Jermain as Secretary, and Olive Pratt Young as Assistant Secretary.

The successor of any trustee whose term of office shall expire, either by expiration of his term or by death, resignation or disability, shall be appointed, if such vacancy shall occur during my lifetime, by myself, and if such vacancy shall occur after my death either by an instrument signed by a majority of the then surviving Trustees, other than himself, or by a vote of a majority of the surviving Trustees at a meeting called for that purpose.

Any Trustee may be appointed to succeed himself.

(5) The rules and regulations for the management of the property conveyed shall be established by the Trustees.

They may adopt by-laws for the management and maintenance of this institution with like power and effect as if they were sole members and sole directors of a membership corporation, subject only to the provisions of this instrument.

(6) The place where and the time when the building necessary and proper for the institution shall be erected, and the character and extent thereof, have already been determined by me, the said building being erected and equipped. The Trustees may provide for such lectures, exhibitions, instruction or amusement in connection with the said institution as they may deem from time to time desirable.

THE JOHN JERMAIN MEMORIAL LIBRARY
SAG HARBOR, N. Y.

MRS. ALIDA DUTCHER MARTIN
LIBRARIAN

FLORENCE E. FRENCH
ASST. LIBRARIAN

This grant is made pursuant to Section 115 of Chapter 52 of the laws of 1909, known as the Real Property Law, being Chapter 50 of the Consolidated Laws of the State of New York, and pursuant to the provisions thereof I hereby reserve to myself the right to alter, amend or modify the terms and conditions of this grant and the trusts herein created in respect to any of the matters mentioned or referred to in paragraphs numbered 1 to 6 of said section of said law.

Nothing herein contained shall prevent the incorporation of the said institution under any present or future law of this state by the act of a majority of the then trustees named by me, and conveyance to such corporation of the property aforesaid, providing that if done during my lifetime it shall be only done with my consent.

In the event of such incorporation the then trustees are authorized and directed to grant and transfer all the property held by them under the trust hereby created to such new corporation.

IN WITNESS WHEREOF I have hereunto set my hand and seal, at New York City, this seventeenth day of June, 1912.

(signed) MARGARET OLIVIA SAGE (seal)

KEVIN A. SEAMAN
ATTORNEY AT LAW

Box 580 - 300 Rhododendron Road
Stony Brook, New York 11790
TEL: (631) 751 - 3700
FAX: (631) 751 - 3748
E-MAIL: kasbrown@optonline.net

December 30, 2002

Kerri Rosalia, Director
John Jermain Memorial Library
PO Box 569
Sag Harbor, New York 11963

Dear Kerri:

You have provided me with the "deed of trust" of Margaret Oliva Sage to the initial Trustees of the John Jermain Memorial Library.

As you note, the deed of trust expressly advised:

The nature, object and purpose of the institution to be founded, endowed and maintained is a public library.

The Grantor advised that the "powers and duties of the Trustees shall be the usual powers and duties belonging to the Trustees of such an institution..."

In addition the Grantor advises:

The place where and time when the building necessary and proper for the institution shall be erected, and the character and extent thereof, have already been determined by me, the said building being erected and equipped. The Trustees may provide for such lectures, exhibitions, instruction or amusement in connection with the said institution as they may deem from time to time desirable."

Finally, Grantor Sage advises:

Nothing herein contained shall prevent the incorporation of the said institution under any present or future law of the State by act of a majority of the then Trustees named by me or successors and conveyance of such corporation or the property aforesaid, providing that if done during my lifetime it shall be only done with my consent.

Section 253 (2) of the Education Law defines the term "association library" (as distinguished from a "public library):

"...the term "association library shall be construed to mean a library established and controlled in whole or in part, by a group of private individuals operating as an association, closed corporation or as Trustees under the provisions of a will or *deed of trust*; and the term "free" as applied to a library shall be construed to mean a library maintained for the benefit and free use on equal terms of all the people of the community in which the library is located."

Accordingly, the John Jermain Library is a classic "association library" established by the very "deed of trust" you forwarded to me.

To the extent that the deed of trust expressly determines that the "nature, object and purpose of the institution founded, endowed and maintained is a public library" it is in the nature of a "covenant or restriction running with the land."

Just as there are often covenants established by an initial developer of a subdivision (providing for provisions inuring to the benefit of all landholders) this prescription is not to be violated absent a modification thereof by the Grantor or her successor.

Thus, the subject building may only be utilized, under the terms of the deed of trust, as a "public library" institution. There is no authority under this deed of trust to provide for a use for the building for a purpose other than a public library.

It is noted, however, that the Grantor does recognize and supports the use of the facility for "lectures, exhibitions, instruction or amusement in connection with the said institution as the Trustees may deem from time to time desirable."

On this basis, it would appear clear that even under the distinct terms of the deed of trust language the Library would be permitted to maintain title to the building and to allow its usage for "lectures, exhibitions, instruction or amusement in connection with the Library..."

Under the terms of the deed of trust there would be no authority to convey the Library facility; indeed, there is some question as to whether or not there would be authority to "lease" the building by formal instrument to a sister institution of the Library.

Presumably, if the Library were to obtain permission from the Sage Foundation to sell or lease the property such would be recognized as permitted.

Assuredly, prospective purchaser of the property, upon completing a title report would find the terms of the deed of trust *vis-à-vis* the "purpose being limited to that of a public library" as being problematical.

If, on the other hand, the Library merely "licenses" the Library to a sister institution the proviso within the deed of trust may never become an issue unless there is some "interested party" finding it to his or her (or its) advantage to contest a use of the building for anything other than "public library" purposes.

Interestingly, the deed of trust does indicate that the "powers and duties of the Trustees shall be the usual powers and duties belonging to the Trustees of such an institution..."

Under the terms of § 226 of the Education Law the Trustees of a free association library (an education corporation under the terms of the Education Law) possess very broad powers and authorities including at subdivision 6 to, "Buy, sell, mortgage, let and otherwise use and dispose of its property as they shall deem for the best interest of the institution..." This broad statutory authority would not appear, however, to permit the overriding of an express condition set forth within the deed of trust (absent such condition being violative of public policy for racial or other reasons).

"Covenants running with the land" are greatly respected by the Courts and absent a truly vestigial quality they will be enforced; there appears to be no basis upon which the Library could argue that the prescription requiring "public library usage" should not be respected.

Accordingly, the most appropriate route for any consideration of non "public library usage" would appear to be through the established Sage Foundation

to the extent that that entity possesses the delegated authority (expressly or implicitly) to override the subject expressed provision set forth within the instrument which established the John Jermain Library; Ms. Sage, being the benefactor of the John Jermain Library in the first instance.

I will further research this matter to determine whether there are any other possible alternatives to abiding by the deed of trust's express provision requiring that the institution (and its building) be utilized for "public library" purposes.

Very truly yours,

A handwritten signature in black ink, appearing to read "K. Seaman". The signature is written in a cursive style with a large initial "K" and a horizontal line extending to the right.

Kevin A. Seaman

KEVIN A. SEAMAN
ATTORNEY AT LAW

Box 580
Stony Brook, New York 11790
TEL: (631) 751 - 3700
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E-MAIL: kasbrown@optonline.net

May 18, 2004

Allison Gray
John Jermain Memorial Library
PO Box 569
Sag Harbor, New York 11963

Dear Allison:

You asked me to review the "Deed of Trust" from Margaret Olivia Sage to the Trustees of the Library on the matter of the prerogative of the Library on the matter of the utilization of the premises so deeded.

The Deed of Trust, within its preamble, notes that it is the intention of the benefactor to "promote the public welfare by founding, endowing, and maintaining a public library . . ."

Indeed, under the terms of the Education Law free association libraries are defined, specifically, as institutions which were originally established by way of such deeds of trust; such free association libraries, under the Education Law, being permitted to contract with municipalities in order that the municipality may provide for library services being provided to the residents of the municipality (usually a School District).

Specifically, under her designation Madame Sage indicates that the "nature object and purpose of the institution to be founded, endowed and maintained is a *public library*."

It is provided that the "rules and regulations for the management of the property conveyed shall be established by the Trustees"; it is being provided that the Trustees may adopt by-laws for the management and maintenance of this institution with like power and effect as if they were sole members of the membership corporation subject only to the provisions of this instrument." The "Membership Corporation Law" was several decades ago replaced by the Not-For-Profit Corporation Law.

It is also specifically provided: "the Trustees may provide for such lectures,

exhibitions, instruction or amusement in connection with the said institution as they may deem from time to time desirable."

Please note that such "lectures, exhibitions, instruction or amusement" are to be, for all intents and purposes, ancillary to the "public library" purposes of the institution initially endowed by Sage.

Under the terms of the Deed of Trust it is unequivocal that the property "deeded" to the Library was conditioned upon a covenant "running with the land" that the premises were to be utilized strictly as a "public library". Certainly, since 1912 (the date of the Deed) the concept of a "public library" has evolved; technology has provided for public libraries to represent much more than the collection of books and journals. However, the Deed of Trust is extremely clear that the building within which the John Jermain Memorial Library exists was to be utilized solely as a "public library".

Nevertheless, it is arguable that "lectures, exhibitions, instruction or amusement", as recognized within the terms of the Deed of Trust may be permitted to be undertaken within the "public library building"; perhaps, it could be argued that the John Jermain Library's establishing of a new facility, a public library, should permit the original John Jermain Memorial Library facility to serve as the facility for such "lectures, exhibitions, instruction or amusement" in connection with the said institution as the Library Trustees may deem from time to time desirable."

As a practical matter it would appear that it would only be the Sage Foundation to possess *standing* to challenge a utilization of the facility for activities which would not, strictly, be able to be considered as those contemplated by her i.e., public library activities.

The safest route, of course, would be to gain the blessings of the Sage Foundation on the basis that the current facility cannot service the constituency which supports it (the residents of the Sag Harbor UFSD); that the original Library building will still serve as an adjunct to the John Jermain Memorial Library's new facility. An alternative route would not be to seek the consent of this "interpretation" of the Deed of Trust from the Sage Memorial Foundation; such alternative "taking the chance" that the Sage Memorial Foundation would not desire or be in a position to challenge the adjunct utilization by the John Jermain Memorial Library of the building.

In this instance, I think it would be important for the Library to maintain control and governance over the original facility deeded to it by Margaret Sage; the prospect of selling the building "lock, stock and barrel" would not appear to be doable; leasing the premises is certainly less problematical (although it would be able to be argued by the Sage Foundation that such utilization is not contemplated within the Deed of Trust). Again, from the practical standpoint, is the Sage Foundation in a position to litigate a broad interpretation of the Deed of

Trust by the current Library Trustees?

There are judicial procedures which could be sought to be utilized by the Library in seeking to gain judicial *imprimatur* on the Library's interpretation of the Deed of Trust; however, it certainly would appear to be a difficult premise to advance that the Deed of Trust verbiage would permit the Library to escape the original building leaving behind a non-library utilization; again, the theory would have to be that in the last 9 decades the Library has outgrown the facility and that, accordingly, it wishes to use the facility for those "lectures, exhibitions, instruction and amusement" which are permitted within the Deed of Trust to be undertaken "in connection with the said institution as (the Trustees) making from time to time desirable."

Accordingly, it is my recommendation that the Sage Foundation be approached just as we fairly recently approached it in its role as owner of the parkland in seeking to gain the Foundation's consent to any plans proposed by the Library for the original building deeded by Margaret Olivia Sage.

Very truly yours,

A handwritten signature in cursive script that reads "Kevin A. Seaman". The signature is written in black ink and is positioned above the printed name.

Kevin A. Seaman

\\Main\Main\John Jermain\General\gray.doc

RUSSELL SAGE FOUNDATION
112 EAST 64TH STREET
NEW YORK, NEW YORK 10021

Christopher A. Brogna
Chief Financial Officer

October 4, 2005

Ms. B. Allison Gray
Director
The John Jermain Memorial Library
Main Street
P.O. Box 569
Sag Harbor, New York, 11963

Dear Ms. Gray:

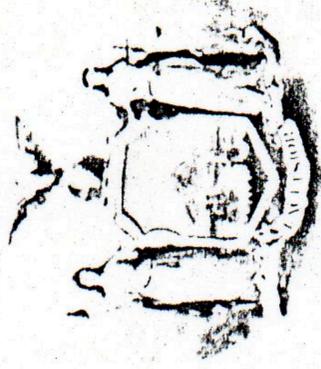
Eric Wanner requested that I respond to your recent letter to the Foundation. I can only **repeat what was apparently said to you on the phone, the Russell Sage Foundation does not have any legal interest in the Library building.** Mrs. Sage is the person who established the Russell Sage Foundation and apparently she also donated the Library building to the town of Sag Harbor, but there is no legal connection between the Foundation and the Library building.

We hope that your endeavor will be responsive to the needs and desires of the local community.

Very truly yours,



University of the
Education



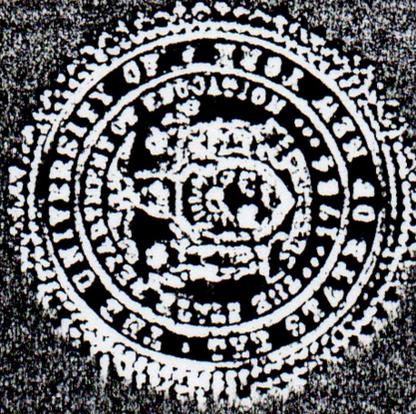
State of New York
Department

Absolute Charter of

John Jermair Memorial Library

This instrument witnesseth That the Board of Regents for and on behalf of the Education Department of the State of New York has granted this absolute charter

1. Incorporating Richard Cowlam Shavelley, Redfield N. Wright, Raymond S. Bussender, George G. Levey, Kenneth W. Anderson, John G. Corwin and Peter J. Parypie and their associates and successors in office as a free association library, in accordance with the vote establishing the same, under the corporate name of John Jermair Memorial Library, to be located in Sag Harbor, Suffolk County.
2. The library shall be administered by a board of seven trustees, to be at first the persons who are named herein as incorporators, said trustees to serve in the order in which they are named hereinafore, for terms that shall expire December 31, one each in the years 1957, 1958, 1959, 1960, 1961, 1962 and 1963. Thereafter, as such terms expire, their successors shall be elected by the members of the library association for a full term of seven years, with power in the board of trustees, by vote of three-fourths of the members of said board, to increase or decrease the number of trustees, to be not more than 25 nor less than 7. Vacancies due to cause other than expiration of term shall be filled for the balance of the unexpired term by the board of trustees.



Granted May 24, 1957, by the Board of Regents
for and on behalf of the State Education Department,
executed under the seal of said Department

and recorded therein, Number 1096
James E. Miller
President of the University
and Commissioner of Education

Joseph H. Thomas
Chancellor



Serving Sag Harbor Since 1910

John Jermain Memorial Library

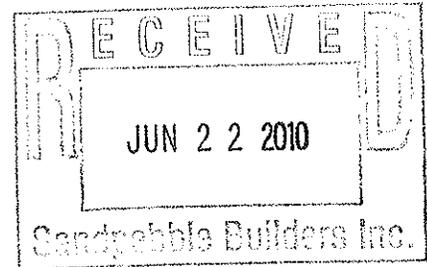
201 Main Street
Sag Harbor, NY 11963

631.725.0049 x23
Fax: 631.725.0597

Ann Castaldo
Box 1592
Sag Harbor, New York 11963

June 17, 2010

Dear Ann,



Thank you for taking the time to speak with me today about the library's renovation and expansion. I want to put the items we discussed in this letter for your use and reference.

As we've discussed, the library will replace the brickwall along your property line. Some work will need to be conducted on your property including the installation of "soldier piles" to protect your soil (as detailed on the attached document), and we will need to move your fuel tanks. The crabapple tree and birch tree near this location will be replaced with two flowering trees, such as a mulberry and/or a pear tree, when the work is completed. The library will provide for the relandscaping of your yard along the new wall, with replacement plants including hostas, ferns, roses, hydrangeas, perennials and a few small shrubs; all the topsoil there will be replaced with a high-quality soil mix suitable for vegetable and flower gardens, at the depth you determine is needed to support a garden. The plants and plantings will be replaced by the library if necessary within the first two years of planting. We will also protect your fish pond and the fish during the construction process.

The new wall will have a railing. The area along the library side of this wall will also be landscaped; paving stones will be softened with plantings including a ground cover, and the stones themselves may be semi-permeous, with greenery growing between them. Plantings along the library side of the wall will include a few trees such as columnar hornbeam (but not a solid hedge) to visually break-up your view of the library building.

Based on your comments we will locate the trash receptacles near the service door of the back wall of the library. Trash will be brought from the library daily and placed in a covered and walled receptacle built into the retaining wall. The trash containers will be moved from there along the service walkway to the street once or twice a week, minimizing foot traffic.

All windows on the wall of the library that face your property will be covered with an applied opaescent masking film, preventing patrons from seeing your property.

Thank you, too, for all your other thoughtful comments about the project, including those related to parking both during and after construction. As I mentioned, the Village will have the final say

on parking during construction, but I will tell them about your idea of closing Jefferson between Main Street and the eastern edge of the library's property. As you pointed out, if Jefferson were two-way during the project, all residents would still have access to their homes.

I will let you know when the public meetings with all Village Boards are scheduled. And I will continue to share with you the plans for the library as I receive them.

With all warmest wishes,

Catherine Crech June 17, 2010

Catherine Creedon
Director

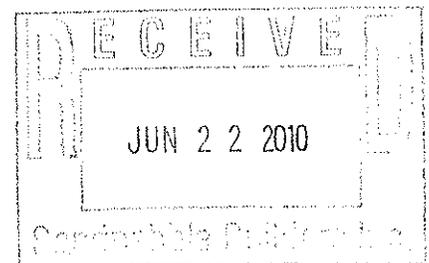
I have reviewed the above letter and agree to the discussion items contained therein:

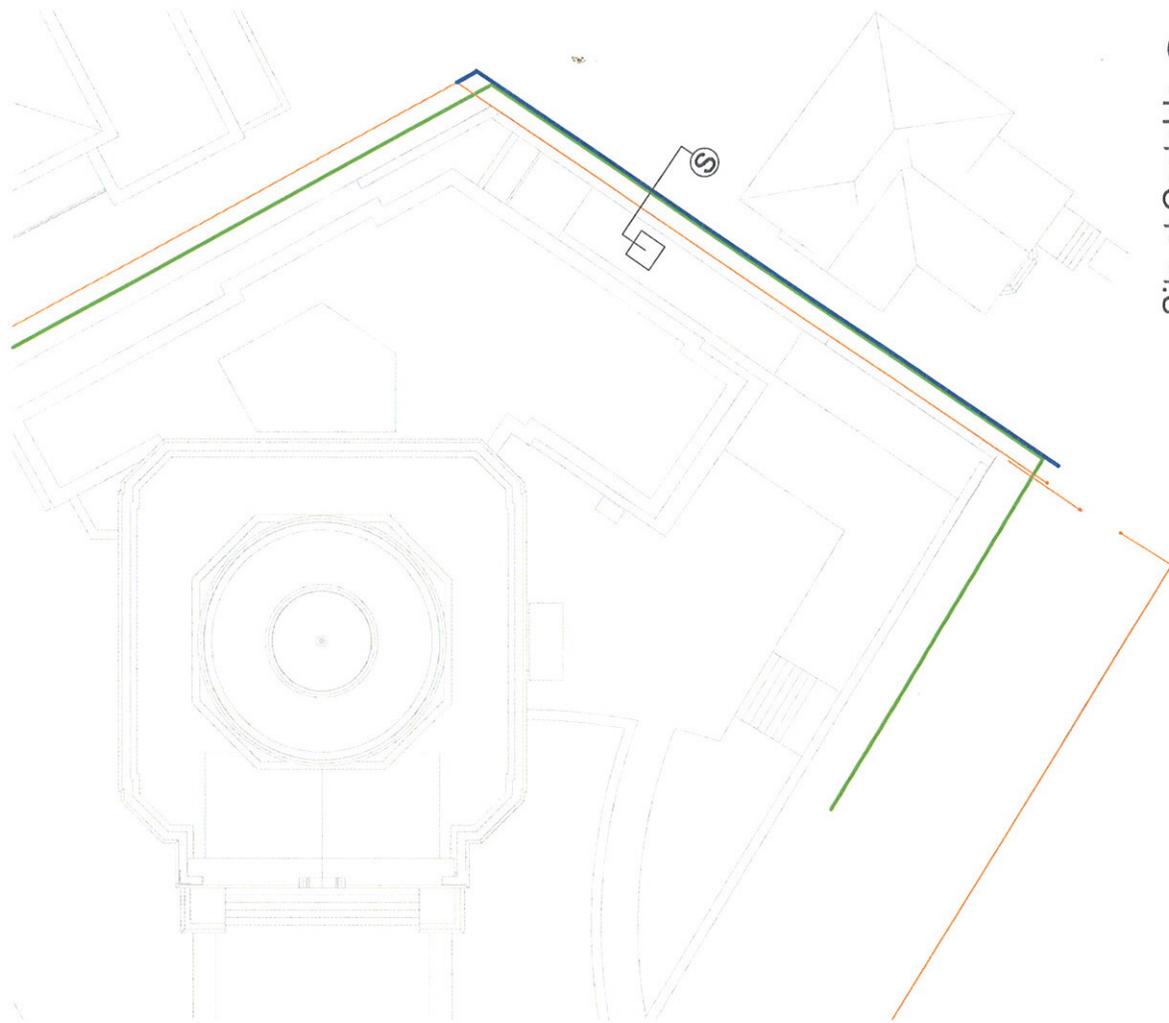
Ann Castaldo

Ann Castaldo

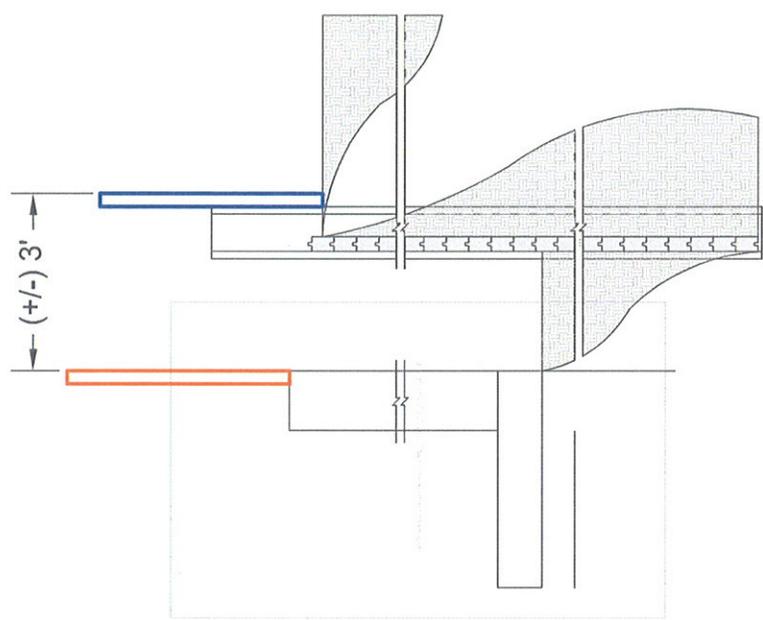
Attachments: Soldier pile diagram; photo of Columnar Hornbeam against wall.

Cc: Carl Peterson, Vice President, JJML Board of Trustees
Gil Flanagan, Esq.
Neil Slevin, Chairperson, Sag Harbor Village Planning Board



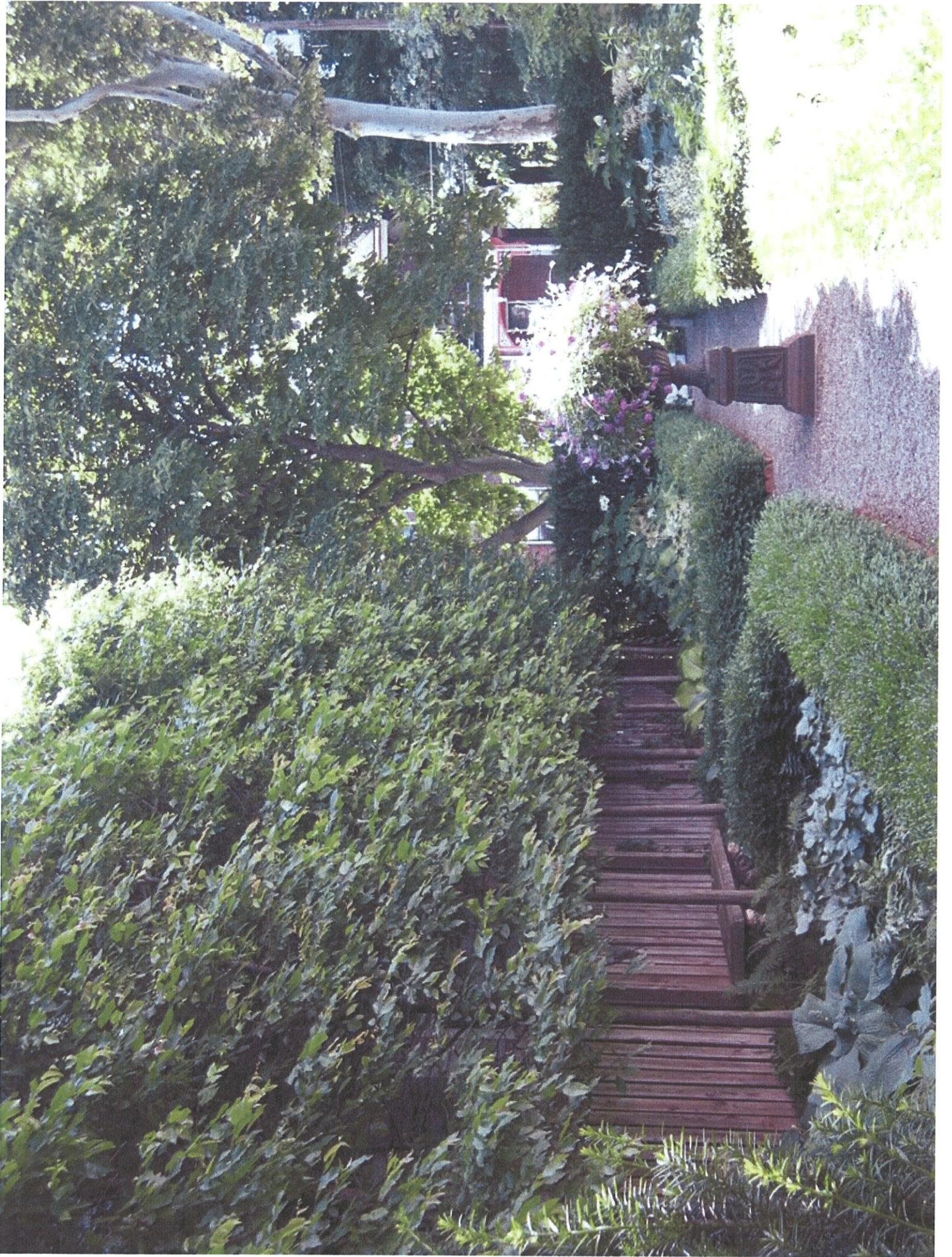


Site at Castaldo  $\frac{1}{16} : 1$



Section  $\frac{3}{8} : 1$

-  Fence Location 1 & 3
-  Fence Location 2
-  Soldier Piles





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John Jermain Memorial Library

201 Main Street
Sag Harbor, NY 11963

631.725.0049 x23
Fax: 631.725.0597

Ann Castaldo
Box 1592
Sag Harbor, New York 11963

January 22, 2010

Dear Ann,

Thank you for taking the time to speak with me today about the library's renovation and expansion. I want to put some of the items we discussed in this letter for your use and reference.

As we've discussed, the library will replace the brickwall along your property line, some work will need to be conducted on your property to do so, and we may need to move your fuel tanks. The crabapple tree near this location has great sentimental value for you. We will be sure that it is preserved and replanted in a spot of your choosing. The library will provide for the relandscaping of your yard along the new wall, with replacement plants; all the topsoil there will be replaced with a high-quality soil mix suitable for vegetable and flower gardens, at the depth you determine is needed to support a garden.

The area along the library side of this wall will also be landscaped; paving stones will be softened with plantings including a ground cover, and the stones themselves may be semi-permeous, with greenery growing between them.

Based on your comments we will locate the trash receptacles near their current location close to the street, rather than along the back of the building, to keep them away from the part of your house that includes the bedrooms.

You have suggested the possibility of using the library's property at 425 Main Street as a living space during the period of heavy construction, and library board member Carl Peterson has viewed the house with you. The Board has approved your use of 425 Main Street, if you desire it, and will continue to check with you about your interest in this possibility.

Additionally, you and I are both concerned that if you are able to rent the apartment on the second floor of your Jefferson Street house and the construction causes that tenant to leave you will have lost income. If the construction project prevents you from renting, I will work with the board on recompense.

Thank you, too, for all your other thoughtful comments about the project, including those related to parking both during and after construction. As I mentioned, the Village will have the final say on parking during construction, but I will tell them about your idea of closing Jefferson between Main Street and the eastern edge of the library's property. As you pointed out, if Jefferson were two-way during the project, all residents would still have access to their homes.

As you know, the library project will be discussed at the January 26th Planning Board meeting as a "work session" item. I will let you know when the public meetings with all Village Boards are scheduled. And I will continue to share with you the plans for the library as I receive them.

With all warmest wishes,



Catherine Creedon
Director

I have reviewed the above letter and acknowledge the discussion items contained therein:



Cc: Carl Peterson, Vice President, JJML Board of Trustees
Gil Flanagan, Esq.
Neil Slevin, Chairperson, Sag Harbor Village Planning Board



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John Jermain Memorial Library

201 Main Street
Sag Harbor, NY 11963

631.725.0049 x23
Fax: 631.725.0597

August 18, 2010

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

Re: John Jermain Memorial Library Restoration and Expansion Project—DEIS Submission

Dear Members of the Board,

This letter is intended as a supplement to our DEIS submission material, responding to your request for information on the library's contacts with Brandon Lisi, a member of the Captain Hulbert House LLC, listed as the purchaser of the property at 6 Union Street, Sag Harbor in a public auction held in October of 2007, and with George Guldi, then legal counsel for the group.

During the spring of 2009, in anticipation of the library's June 29, 2009 referendum vote I began attending community meetings, and making contact with the library's neighbors. During that period, probably in April or early May 2009, I left my office upon noticing a car and driver in the driveway at 6 Union Street. The driver identified himself as Brandon Lisi. He was reluctant to give me any other contact information, but did say I could contact his lawyer, George Guldi. I extended an invitation to Mr. Lisi to come to my office to look at plans for the library, which he declined. I also invited him to attend our public information meeting scheduled for May 5, 2009, as well as a meeting with the joint boards of Sag Harbor Village scheduled for May 27, 2009. On returning to my office I looked up Mr. Guldi's number and called him, extending the same invitations. I made a second call in early July and left a message, informing him of the successful vote, again inviting him in to my office to review the plans. That call was not returned.

If you need additional information, please contact me or Gil Flanagan, the library's legal counsel, at 631.283.0046.

Sincerely,

Catherine Creodon
Director
catherine@johnjermain.org

Cc: Gil Flanagan, Burke Flanagan and Asato
Chris Barletta, Sandpebble Builders

PHONE: (516) 481-7617
CELL: (516) 236-9595
FAX: (516) 481-0477
EMAIL: BigGlass@aol.com

OTHER OFFICES AT:
101 CENTRE ISLAND ROAD
OYSTER BAY, N.Y. 11771

Samuel I. Glass

ATTORNEY AT LAW
62 NICHOLS CT.
SUITE 302
HEMPSTEAD, N.Y. 11550

August 9, 2010

SENT VIA EMAIL TO ccreed@suffolk.lib.ny.us
John Jermain Memorial Library
201 Main Street
Sag Harbor, New York 11963
Attn: Catherine Creedon, Director

Re: Property located at 6 Union Street, Sag Harbor, New York

Dear Catherine:

Thank you for meeting with me last Friday, August 6, 2010. It was a pleasure discussing this matter with Chris Leonard, Chris Barletta and his associate, and you.

I acknowledge receipt of your letter dated August 6, 2010 that sets forth the work that you wish to do with regard to the retaining wall and removal of trees that presently exist between the library and 6 Union Street, on the latter's property.

At the meeting I informed you that I represented the mortgagees and am one of the investors in a mortgage secured by 6 Union Street. We presently are in a foreclosure proceeding against the owners of the property and thus have limited input into what can be done to the property. I pointed out to you that I am fearful that the work you wish to conduct so close to the building on 6 Union may cause it to collapse since the foundation appears to be unstable and the wood braces appear to be unsound.

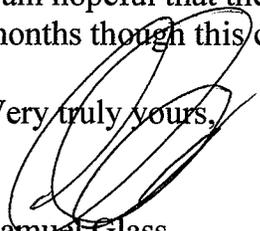
Should we be in a position to consent to this work, we would ask that the trees that are removed be replaced with a buffer both on our property and especially yours since the extension of the library will be quite close to our property line and be overbearing and overshadowing 6 Union, cutting off the sunlight from the southerly direction. In addition, you would have to provide us with adequate insurance for liability, naming the owners as additional insureds as well as a policy for possible damage to the house.

Letter to Creedon
August 9, 2010
Page 2 of 2

insurance for liability, naming the owners as additional insureds as well as a policy for possible damage to the house.

I am hopeful that the court will allow us to sell 6 Union within the next several months though this can be longer because of court delays.

Very truly yours,



Samuel Glass

Cc: Chris Leonard, Lchris1@optonline.net
Chris Barletta, chrisb@sandpebblebuilders.com



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John Jermain Memorial Library

201 Main Street
Sag Harbor, NY 11963

631.725.0049 x23
Fax: 631.725.0597

Samual Glass
62 Nichols Court
Hempstead, NY 11550
Re: #6 Union Street, Sag Harbor, NY

August 6, 2010

Dear Mr. Glass,

Thank you again for your time in reviewing the library's proposed renovation and expansion. As we've discussed, the construction project for John Jermain will involve the removal and replacement of the badly damaged brick property line retaining wall that runs between the library and 6 Union Street. The construction of this new retaining wall includes the following proposed activities which will impact your property:

- Removal of thirteen existing trees along the property line retaining wall. These trees are in poor condition; in addition to growing through the wall, they pose a public safety risk to you and to library property and patrons. One of the trees fell onto library property last year, and the landscaping company the library hired to remove it stated that a number of the other trees were ready to fall.
- After completion of the construction the pylon and retaining wall will be replaced in kind. On the 6 Union Street side of the retaining wall, clean fill will replace the root mass removed, topsoil added and seeded, RCA (recycled concrete and asphalt) will replace any driveway materials removed.
- Installation of property line shoring (soldier piles—see attached diagram) installed 5ft past the existing retaining wall in order to protect your soil during the excavation because of the significant change in grade from your property to the Library's.
- Erection of a temporary construction fence – Installed 8 ft past the existing retaining wall in order to protect your site.

The Village Planning Board, in their review of our application, has specifically instructed us to make you aware of this process, and has asked that we have you sign a letter informing you of the above. I am available to discuss any questions you have, and will continue to share with you the plans for the Library as I receive them.

With all warmest wishes,

Catherine Creedon
Director
631.725.004 x23
catherine@johnjermain.org

I have reviewed the above material and agree to the discussion items contained therein and to the work being performed:

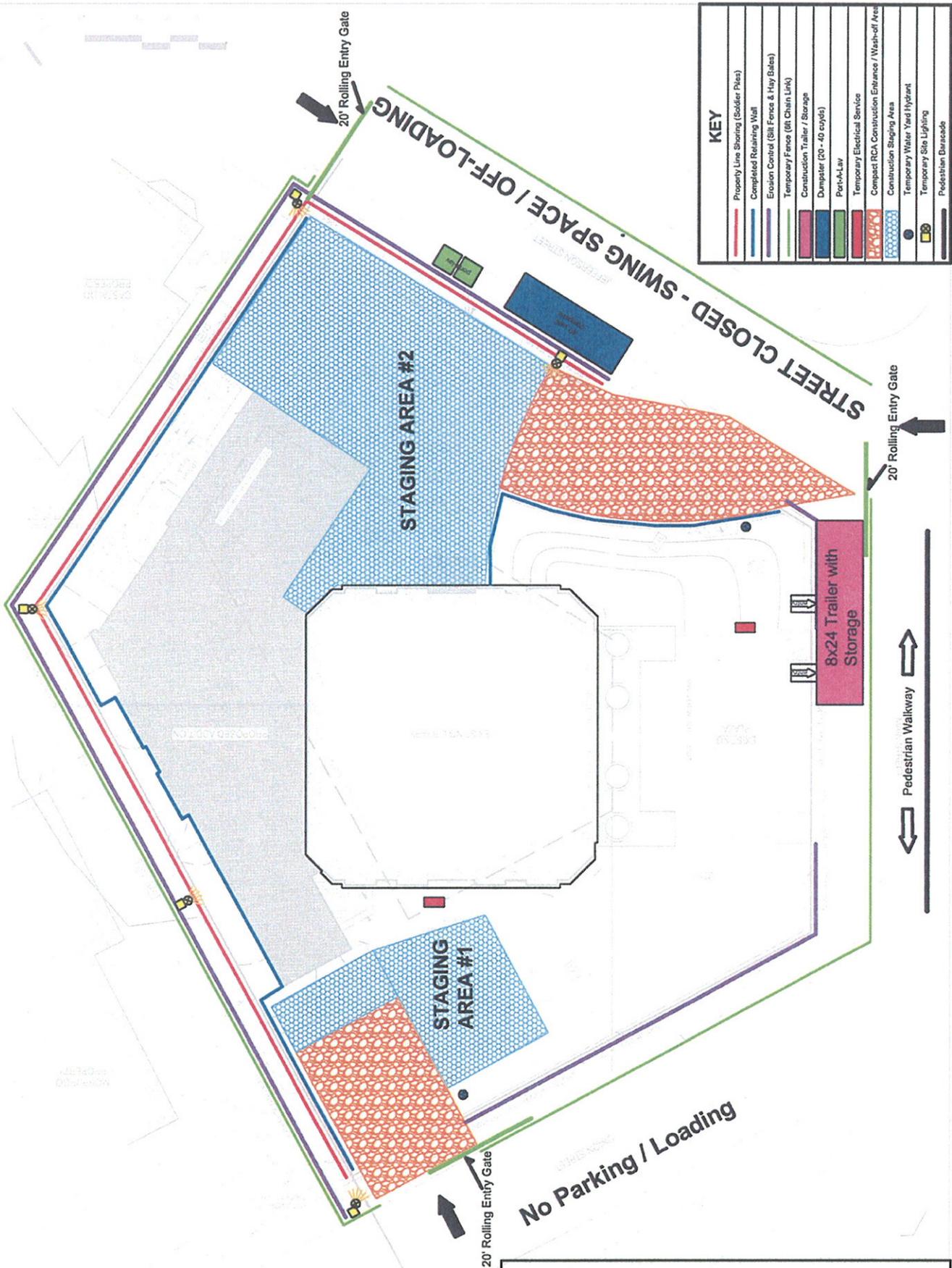
Signature _____

Date _____

Samuel Glass (6 Union Street, Sag Harbor, NY)

Signature _____ Date _____

Calvin Danzig (6 Union Street, Sag Harbor, NY)



KEY	
	Property Line Shoring (Soldier Piles)
	Completed Retaining Wall
	Erosion Control (Silt Fences & Hay Bales)
	Temporary Fence (8ft Chain Link)
	Construction Trailer / Storage
	Dumpster (20' - 40' capacity)
	Port-A-Lav
	Temporary Electrical Service
	Compact RCA Construction Entrance / Wash-off Area
	Construction Staging Area
	Temporary Water Yard Hydrant
	Temporary Site Lighting
	Pedestrian Barcade

Figure 5.1.1: Construction Site Plan



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John Jermain Memorial Library
201 Main Street
Sag Harbor, NY 11963

631.725.0049 x23
Fax: 631.725.0597

February 1, 2010

Sag Harbor Village Planning Board
c/o Neil Slevin, Chair
Sag Harbor Village Offices
55 Main Street
Box 660
Sag Harbor, NY 11963

Dear Members of the Board,

You have asked me for documentation of all communication between the library and Samuel Glass, the most recent contact person for the Captain Hulbert House LLC, current owners of the property adjacent to the library at Number 6 Union Street. On Saturday December 12, 2009 I sent the attached letter to Mr. Glass. He called me at the library on Tuesday December 15. We spoke of the scope and nature of the project and about the successful referendum vote (of which he was aware). I invited him to meet with me at his convenience, and he promised to do so early in 2010. I also told him he could find additional information about the project, including images, on our website. I would characterize the conversation as extremely cordial.

On Friday January 29, 2010 I called and spoke with Mr. Glass, again offering to meet with him about the project. This conversation was also extremely cordial. Mr. Glass promised to stop by next time he was in Sag Harbor. He provided me with his email address, and I followed our call with the attached email communication; I have not received a response to the email.

I will continue to keep you Mr. Glass informed about the Library's renovation and expansion project.

Sincerely,

Catherine Creedon
Director
John Jermain Memorial Library
201 Main Street
Sag Harbor, New York 11963
631.725.0049 x23
catherinecreedon@gmail.com

From: Catherine Creedon <catherinecreedon@gmail.com>
Subject: **From John Jermain Memorial Library**
Date: February 3, 2010 4:25:33 PM EST
To: sam@samglasslaw.com

From: Catherine Creedon <catherinecreedon@gmail.com>
Date: February 1, 2010 10:13:06 PM EST
To: sam@samglasslaw.com
Subject: **From John Jermain Memorial Library**

Dear Mr. Glass,

Thank you for taking the time to speak with me last Friday about the Library's plans for renovation and expansion. As I mentioned both on the phone and in my letter of December 12th, I look forward to meeting with you next time you are in Sag Harbor. Below is my contact information should you have any questions before that time.

With all best wishes,

Catherine Creedon
Director
John Jermain Memorial Library
201 Main Street
Sag Harbor, New York 11963
631.725.0049 x23
catherinecreedon@gmail.com



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John Jermain Memorial Library

201 Main Street
Sag Harbor, NY 11963

631.725.0049 x23
Fax: 631.725.0597

Samual Glass
62 Nichols Court
Hempstead, NY 11550

December 12, 2009

Dear Mr. Glass,

On June 29th, 2009 the John Jermain Memorial Library held a referendum asking for taxpayer funds to renovate and expand the library's historic facility at 201 Main Street. This plan, which will allow us to comply with Americans with Disability Act legislation, and replace our antiquated and dangerous heating, ventilation, and electrical systems, was approved by 84% of the voters.

Prior to the vote I spoke with Brandon Lisi and with George Guildi's office to inform them of the project, situated next to the residence on 6 Union Street in Sag Harbor, owned by the Captain Hulbert House LLC. At this point, as we begin the permitting process with the village of Sag Harbor, I would like to reach out to you. If you have any questions, or if you would like to see our plans for expansion, please do not hesitate to contact me via phone or email. I will continue to send you updates at this address, provided by the Village of Sag harbor.

With all warmest wishes,

Catherine Creedon
Director
631.725.004 x23
catherine@johnjermain.org

**PLANNING BOARD**

55 MAIN STREET, POST OFFICE BOX 660
SAG HARBOR, NEW YORK 11969
631-725-0224

VIA FACSIMILE: (631)287-1255
and by Regular Mail

September 14, 2010

Gilbert G. Flanagan, Esq.
Bourke, Flanagan & Asato P.C.
21 South Main Street
Southampton, NY 11968

Re: Application of John Jermain Memorial Library
Temporary Relocation to 34 West Water Street
SCTM No. 903-2-2-8

Dear Mr. Flanagan:

On Tuesday, August 24, 2010 at a duly held meeting of the Planning Board of the Village of Sag Harbor, the Board agreed to waive Site Plan Review for the above referenced application as provided for in §55-14.6(A)(2). This approval was based upon a report prepared by Richard E. Warren, AICP, Inter-Science Research Associates, Inc., dated August 24, 2010 (copy attached).

Sincerely,



Doris Alvarez
Clerk to Planning Board

Enc.: Inter-Science Research Associates, Inc. report dated 08/24/10

cc: Timothy Platt, Building Inspector
Catherine Creedon at (631)204-1040

RECEIVED TIME SEP. 14. 3:31PM

6317254852

*Submitted 8/24/2010 Pl. Bd. Mtg.
by Richard E. Warren, Village Consultant*

INTER-SCIENCE RESEARCH ASSOCIATES, INC.*Environmental Planning & Development Consultants*

36 Nugent Street, P.O. Box 1201
Southampton, New York 11969-1201
(631) 283-5958 / (631) 283-5974 FAX

interscience@optonline.net

August 24, 2010

Neil Slevin, Chairman
Village of Sag Harbor Planning Board
55 Main Street, P.O. Box 660
Sag Harbor, New York 11963

**SUBJECT: Review of Application of John Jermain Memorial Library
Temporary Relocation to 34 West Water Street
SCTM No. 0903-2-2-8**

Dear Mr. Slevin:

An application has been made to the Sag Harbor Village Planning Board for a change of use at 34 West Water Street (SCTM No. 0903-2-2-8) from a Fitness Center/Gym to a Public Library. This property is located in the Village Business (VB) District. The building in which the proposed action will be located is commonly known as the "Water Street Shops" (as per Certificate of Occupancy No. 233, dated June 2, 1993), or the "Graphic Arts Building."

The change of use is meant to provide the John Jermain Memorial Library with a temporary facility from which they intend operate during the construction period for the work to be undertaken as part of the currently pending application for their 201 Main Street site.

The existing space to be occupied at 34 West water street is 3,625 sq. ft. in floor area, and constitutes approximately 23 percent of the overall 15,680 sq. ft. building. According to the June 30, 2010 letter from Gilbert Flanagan, Esq., that area to be utilized comprises a single unit previously occupied, and the overall floor area will not change.

To supplement the information that had been submitted with his June 30, 2010 letter, Mr. Flanagan submitted an August 19, 2010 letter with a memorandum prepared by David J.S. Emilita, AICP dated August 10, 2010. This memorandum provides additional information that was required to sufficiently determine the number of off-street parking spaces required by both the existing and proposed uses.

Pursuant to §55-14.6(A)(2), the Sag Harbor Village Planning Board may waive the site plan application requirements of a change of use as long as the following conditions are met:

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- (a) The change of use does not result in an increase in the floor area;
- (b) The proposed use does not have a parking space requirement greater than the parking space requirement for the existing use, as is set forth in the schedule of off-street parking under §55-9.6(D);
- (c) Both the existing and proposed uses must be listed as either a permitted or special exception use in the Table of Uses; and
- (d) The change of use does not result in different, increased, new or additional Health Department requirements.

The following is an analysis of the compliance of the proposed temporary use of the space by John Jermain Memorial Library to the specific sections of §55-14.6(A)(2) contained within the Village of Sag Harbor Zoning Ordinance.

Condition (a): Will there be an increase in floor area?

NO. As mentioned above, the applicant does not propose an increase in floor area: it will remain at the existing area of 3,625 sq. ft. Floor Plans for the proposed re-use of the space have been prepared by Shawn F. Leonard, Architect, which indicate that while some interior renovation work is required to allow this space to be utilized by the John Jermain Memorial Library, the overall square footage of the space will remain unchanged.

Based on this information, the proposed change of use meets the requirement of §55-14.6(A)(2)(a).

Condition (b): Will there be an increase in the number of off-street parking spaces required under §55-9.6(D)?

NO. Based upon the August 10, 2010 memorandum supplied to the Planning Board, prepared by David J.S. Emilita, AICP entitled Parking Analysis John Jermain Library Temporary Space at 34 West Water Street, the change-of-use from a former 3,625 sq. ft. gymnasium/fitness center/exercise studio and spa use to library space use has the potential to actually decrease the number of parking spaces required from the existing requirement of 72 parking spaces to 33 parking spaces (see report by David J.S. Emilita, AICP).

It was also requested that the applicant provide a schedule to demonstrate how the floor area calculations were defined. An August 20, 2010 letter from Shawn F. Leonard, Architect P.C. was submitted to the Planning Board which identifies how the parking calculations were broken down into the categories for parking (fixed seating, storage and employee area), along with a diagram identifying how the categories were defined in the floor plan. A separate analysis was provided on July 27, 2010 indicating how the space would be broken down in terms of the use of the 3,625 sq.

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ft. for a "gym/fitness center".

While the memorandum provided two alternative methods of calculating parking for the proposed Library use (Tables 1 and 2) and three methods of calculating parking for the existing Fitness Center/Gym use (Tables 3, 4 and 5), Tables 1 and 4 are believed to be the most accurate.

However, it should be noted that the two methods of calculating parking of the proposed use resulted in a range of required parking spaces from 23-33 parking spaces, while the three methods used to calculate parking for the existing use ranged from 34-94 parking spaces. Therefore, even if one was to compare the highest calculation for the proposed use and the lowest calculation for the existing use, the proposed use would still result in a *decrease* in the number of required off-street parking spaces from the existing 34 to the proposed 33.

[Although not required, submitted as part of the package is an aerial photograph which indicates ovetop the location of public and private parking in near vicinity to the 34 West Water Street building, with the largest lot (73 spaces) being that of the former Keyspan gas ball property, which is currently utilized by the Village as public parking. This drawing demonstrates that there is sufficient parking in near vicinity of the temporary library space.]

Based on this information, the proposed change of use meets the requirement of §55-14.6(A)(2)(b).

Condition (c): Are both the existing and proposed use listed on the Table of Uses in Chapter 55, Zoning as either Permitted or Special Exception?

YES. According to the Table of Uses in Chapter 55, in the VB District a Fitness Center/Gym is listed as a Special Exception (SE) use and a Public Library is listed as a Permitted (P) Use. Thus, the third condition is met.

Based on this information, the proposed change of use meets the requirement of §55-14.6(A)(2)(c).

Condition (d): Does the proposed use have increased Health Department requirements when compared to the existing use?

NO. the proposed use does not have increased Health Department requirements.

The applicant has submitted an analysis prepared by The Raynor Group, P.E. & L.S. PLLC (last revised: June 28, 2010) which shows how the sanitary design flows of the existing gym/fitness center use and the proposed library use would be calculated. Using the Suffolk County Department of Health's *Standards for Approval of Plans and Construction for Sewage Disposal Systems for Other Than Single-Family Residences* (which are commonly referred to as the Commercial Standards), The Raynor Group showed that the existing fitness center use had a design flow of 362.5 gallons per day

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(GPD), while the proposed library use would have a design flow of only 158.75 GPD¹. Thus, the proposed use will have **decreased** Health Department requirements.

Based on this information, the proposed change of use meets the requirement of §55-14.6(A)(2)(d).

With respect to SEQR, based upon a review of 6 NYCRR Part 617(c)(15) of the State Environmental Quality Review Act, the following is classified as a Type II Action:

"minor temporary uses of land having negligible or no permanent impact on the environment."

Based upon the narrative contained within the 2010 SEQR Handbook regarding this use, it is expected that this anticipated use falls within this category and as such, no further environmental review is necessary.

CONCLUSION.

Insofar, as the proposed change of use meets all four requirements of §55-14.6(A)(2), it is recommended that the Planning Board "**waive the strict application of the submission requirements set forth [in Article 16 of Chapter 55, Zoning]**" in accordance with §55-14.6(A). Further, pursuant to §55-14.6(C), no public hearing shall be required, but this decision to waive the full site plan review must be made by a formal resolution at a regular public meeting of the Board.

If the Planning Board agrees to waive Site Plan Review pursuant to §55-14.6(A)(2), this waiver does not obviate the applicant's responsibility for any other regulatory approvals.

Very truly yours,



Richard E. Warren, AICP
President

REW:amd
cc. Anthony B. Tohill, Esq.

¹ Inasmuch as the proposed change-of-use will not include any kitchen, a revised sanitary calculation sheet has been provided by the Raynor Group, dated August 24, 2010 which eliminates the kitchen/gray water waste from the calculations. This results in a anticipated flow of 158.75 gallons per day, or less than one-half of the flow when calculated against the gym/fitness center flow rates.

BOURKE, FLANAGAN & ASATO P.C.
21 SOUTH MAIN STREET
SOUTHAMPTON, NY 11968

GILBERT G. FLANAGAN
MARY JANE ASATO

THOMAS J. BOURKE OF COUNSEL

KERIN REA GUIDERA

(TEL.) 631-283-0046
(FAX) 631-287-1255

June 30, 2010

VIA HAND DELIVERY

Planning Board
Village of Sag Harbor
55 Main Street
P.O. Box 660
Sag Harbor, New York 11963

Re: John Jermain Memorial Library
Temporary Library Relocation
34 West Water Street
SCTM No. 903 - 2 - 2 - 8

Dear Board Members :

As you know, as part of the John Jermain Memorial Library's expansion/renovation program, the Library needs to make arrangements for a temporary space in which to operate during the period of construction, a period estimated to be between 18-24 months from commencement. As we had previously indicated, the Library has identified the above site as a suitable location for such temporary space, and consisting of 3,625 s.f. in the existing commercial building, most recently occupied by a gym and fitness center.

Given the nature of the application, and as hereinafter outlined, the Library believes that utilization of such temporary space for library purposes would qualify for a waiver of site plan requirements in accordance with the provisions of §55-14.6A(2) of the Village Code, which contains four criteria. These criteria are as follows:

1. No increase in floor area-the Library would be using the same interior space formerly devoted to the gym use, so this criterion is satisfied.
2. The change of use does not have a parking space requirement greater than the parking space requirement for the existing use as set forth in the Village Code-according to the Village of Sag Harbor table specifically §55-9.6(D), a Public Library has the same off-street parking

requirement as that for an auditorium, gymnasium, or similar use. Thus, this criterion is met.

3. The waiver of requirements applies only if either the existing use or the new use or both are either a Special Exception use or a permitted use under the Table of Use Regulations contained in Chapter 55 of the Code of the Village of Sag Harbor -under such Table of Uses, a Public Library is a permitted use in the VB (Village Business) District in which the property is located, and a fitness center/gym is a Special Exception use in the VB District; hence, this criterion is also satisfied.

4. The change of use does not result in different increased new or additional Health Department Requirements - as reflected in the sanitary flow analysis requirement prepared by The Raynor Group attached to the enclosed application, the proposed library use actually contains a significantly lesser Health Department flow requirement, thereby meeting this criterion.

As a result of the foregoing, the applicant requests a waiver of the formal Site Plan review requirements for the installation of the temporary Library space in the above mentioned location. It should also be noted that pursuant to the provisions of §55-14.6C of the Code, no formal Public Hearing is required. Given all of the circumstances, the applicant would request a waiver of the Public Hearing requirement.

In support of the foregoing, I enclose the following:

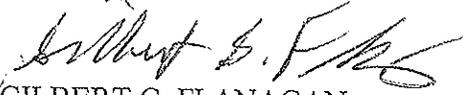
1. Eight copies of request to be placed on agenda;
2. Original and seven copies of application form;
3. Original and seven copies of disclosure affidavit;
4. Original and seven copies of short environmental assessment form;
5. Original and seven copies of coastal assessment form;
6. Original and seven copies of authorization for application signed by the property owner;
7. Eight copies of interior floor plans prepared by Shawn F. Leonard, Architect, dated June 30, 2010;
8. Eight copies of existing site plan/survey of the premises prepared by Saskas Surveying Company, P.C., dated February 8, 2002;
9. Eight copies of existing site plan showing interior layout prepared by Notaro Grupp Associates, Architects and Planners; and
10. Original and seven copies of application for building permit.

Please note that this application does not involve any site changes, nor any changes to the

exterior of the existing buildings the sole work being required by the Library being interior work only.

The applicant also requests a waiver of the review fee in this matter, consistent with the waiver of fees previously granted for the other applications made to the Village by the John Jermain Memorial Library. Please place this matter on your next available agenda and advise immediately if you require anything further. Thank you.

Sincerely,



GILBERT G. FLANAGAN

GGF/lf
Encs

David J. S. Emilita, AICP

Professional Planning Services

Community, Business & Private -
 Land Use and Environmental Planning
 Resource and Conservation Planning
 Studies, Analysis and Plan Implementation

795 Pine Hill Road, Westport, MA 02790
 Ph. (508) 636-3184 / Fax (206) 350-4013
 Mobile: (774) 328-4042
 e-mail: davidemilita@yahoo.com

MEMORANDUM

To: Sag Harbor Village Planning Board
 Re: Parking Analysis John Jermain Library Temporary Space at 34 West Water Street
 Date: August 10, 2010

The John Jermain Memorial 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. The expected time of use for this temporary location is two years to accommodate the completion of construction and the move back “home”. During that time, the Library will have a reduced program and limited number of materials available for circulation and use. The Memorandum concludes that the proposed use is expected to generate a demand for 23-33 parking spaces, which can reasonably be accommodated within a short walking distance of this facility.

Parking for Proposed Temporary Library Use

The Library wishes to comply with all applicable regulations in its temporary location. One of these is parking as contained in the Village Code. This memorandum provides a brief explanation of the parking calculation using the floor areas as shown on Sketch 01 and depicted in the July 20, 2010 letter to the Village of Sag Harbor Planning Board prepared by Shawn Leonard, Architect.

The calculation derives from Section 55-9.6 of the Village Code by two methods, non-fixed seating and fixed seating:

Table 1: Parking for Proposed Temporary Use - Non Fixed Seating Method

Parking Space Calculations per Schedule 55-9.6(D)	Existing Floor Area Configuration (3,625 SF)
Library Use same as Auditorium Use: 1 @ 40 SF Seating Area, where fixed seating not required	[744 SF/40 SF] = 18.6
+ 1 @ Employee	+ [10 Full Time Equivalent Staff/1] = 10
+ Storage Use (Shelving Areas counted as Storage): 1 @ 500 SF Floor Area	+ [1,786 SF/500 SF] = 3.572
= Aggregate Parking Spaces Required	32.172 (33) Required 34 Provided On-site
Handicap Parking per ADA Requirements*	2
Loading Space Calculations per Schedule 55-9.6 (E)	1 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.

The non-fixed seating method calculates the parking requirement to be 33 spaces. ADA requirements dictate that two of these spaces be handicap spaces and are included in the total.

The floor plan shows a layout of fixed seating, storage and stack area and employee office area. Using this actual proposed floor plan layout, Table 2 calculates that 23 parking spaces including 1 handicap spaces should be the actual parking requirement for the temporary use.

Table 2: Parking for Proposed Temporary Use - Fixed Seating Method

Parking Space Calculations per Schedule 55-9.6(D)	Existing Floor Area Configuration (3,625 SF)
Library Use based on Permanent Seating: 1 @ 3 Seats	[26 Seats/3] = 8.67
+ 1 @ Employee	+ [10 Full Time Equivalent Staff/1] = 10
+ Storage Use (Shelving Areas counted as Storage): 1 @ 500 SF Floor Area	+ [1,786 SF/500 SF] = 3.572
= Aggregate Parking Spaces Required	22.242 (23) Required 34 Provided On-site
Handicap Parking per ADA Requirements*	1
Loading Space Calculations per Schedule 55-9.6 (E)	1 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.

Parking for Former Gymnasium/Fitness Center Use

The parking requirement for the proposed temporary Library use may be compared to the previous use as a gym/fitness center. Table 3 shows the parking requirement for the facility by the non-fixed seating method using the total gross floor area. This analysis shows 94 spaces being required (including 4 handicap spaces). The number of employees at the gym/fitness center varied throughout the day. Although no firm employee count is available, it is believed that the number of full time equivalent staff varied from 3 to 5, with additional instructors present for each class being conducted.

Table 3: Parking for Gym/Fitness Center Use - Non Fixed Seating Method #1

Parking Space Calculations per Schedule 55-9.6(D)	Existing Floor Area Configuration (3,625 SF)
Gymnasium Use same as Auditorium Use: 1 @ 40 SF Seating Area, where fixed seating not required	[3625 SF/40 SF] = 90.6
+ 1 @ Employee	+ [Full Time Equivalent Staff/1] = 3
= Aggregate Parking Spaces Required	93.6 (94) Required 34 Provided On-site
Handicap Parking per ADA Requirements*	4
Loading Space Calculations per Schedule 55-9.6 (E)	1 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.

This figure is unrealistic because some of the area was used of office space. Using the floor plan layout

for the proposed Library use, as this is believed to be essentially the same as for the gym/fitness use, and Table 4 derives the parking requirement. This can only be viewed as an estimate because no official floor plan with tables, desks, chairs, exercise or weight stations can be found. This method uses the main and adjoining room and the northwest room as exercise (gymnasium) rooms and the remainder as general office space. Again, the minimum number of full time equivalent staff is 3.

Table 4: Parking for Gym/Fitness Center Use - Non Fixed Seating Method #2

Parking Space Calculations per Schedule 55-9.6(D)	Existing Floor Area Configuration (3,625 SF)
Gymnasium Use same as Auditorium Use: 1 @ 40 SF Seating Area, where fixed seating not required	[2544 SF/40 SF] = 63.6
+ 1 @ Employee	+ [Full Time Equivalent Staff/1] = 3
+ Office Space: 1 @ 200 SF	+ [973 SF/200SF] = 4.865
+ Storage Use: 1 @ 500 Floor Area	+ [108 SF/500SF] = 0.216
= Aggregate Parking Spaces Required	71.681 (72) Required 34 Provided On-site
Handicap Parking per ADA Requirements*	3
Loading Space Calculations per Schedule 55-9.6 (E)	1 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.

There is an entry in the schedule of off-street parking requirements Table 55-9.6(D) for an exercise studio and spa. Although this use is not defined in the Sag Harbor Zoning Code, the parking requirement for the former use might conceivably use this standard. Table 5 derives a parking requirement using the gymnasium/office space breakdown of Table 4 for this method, again including 3 employees.

Table 5: Parking for Exercise Studio and Spa Use - Non Fixed Seating Method

Parking Space Calculations per Schedule 55-9.6(D)	Existing Floor Area Configuration (3,625 SF)
Exercise Studio and Spa Use: 1 @ 100 SF Gross Floor Area	[2544 SF/100 SF] = 25.44
+ 1 @ Employee	+ [Full Time Equivalent Staff/1] = 3
+ Office Space: 1 @ 200 SF	+ [973 SF/200SF] = 4.865
+ Storage Use: 1 @ 500 Floor Area	+ [108 SF/500SF] = 0.216
= Aggregate Parking Spaces Required	33.521 (34) Required 34 Provided On-site
Handicap Parking per ADA Requirements*	2
Loading Space Calculations per Schedule 55-9.6 (E)	1 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.

It is clear then that the proposed use is expected to generate a demand for either 23 or 33 parking spaces including employees depending on the method chosen (Tables 1 and 2). Both of these figures

are less than any equivalent combination of standards for the previous use as a gym/ fitness center, (72 or 94 parking spaces from Tables 3 and 4 plus employees) or as an exercise studio and spa (34 spaces plus employees).

On-site and Nearby Parking Resources

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. The retail uses facing the east side of the building appear to utilize most of the available parking on that side of the building.

Large public and private parking lots are located in the vicinity of 34 West water Street and are depicted on the attached aerial photo entitled “John Jermain Memorial Library Temporary Space at 34 West Water Street – 800’ Radius and Prime Parking Analysis”. In addition, there are a multitude of on-street parking spaces available within a few minute’s walk. It is clear from this aerial study that sufficient public parking is available for use for customers and patrons of establishments on and west of Main Street. It is also believed that the estimated parking demand of 23-33 spaces created by the temporary quarters of the Library can be accommodated within these lots or by on-street parking in this vicinity.

Shawn F. Leonard, Architect P.C.

July 20, 2010

Planning Board
Village of Sag Harbor
55 Main Street
Sag Harbor, New York 11963

Re: Matter of the Application of John Jermain Memorial Library
34 West Water Street

Dear Planning Board:

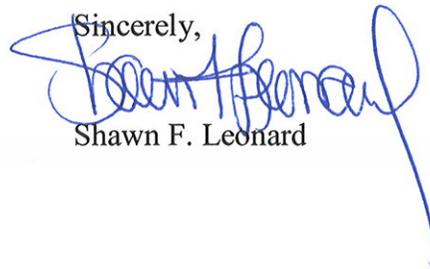
Following is the additional square footage breakdown for the temporary space for the above mentioned application:

1. **Fixed Seating:**
(625 square feet + 119 square feet of common/circulation area) = 744 square feet
 2. **Storage / Stack Space:**
(1,500 square feet + 286 square feet of common/circulation area) = 1,786 square feet
 3. **Employee area:**
(919 square feet + 176 square feet of common/circulation area) = 1,095 square feet
- Total occupied space = 3,625 square feet**

The common/circulation area has been applied to the fixed seating, storage/stack and employee areas proportionately. The Vestibule area and Fire Sprinkler closet have not been included in the total occupied space calculation.

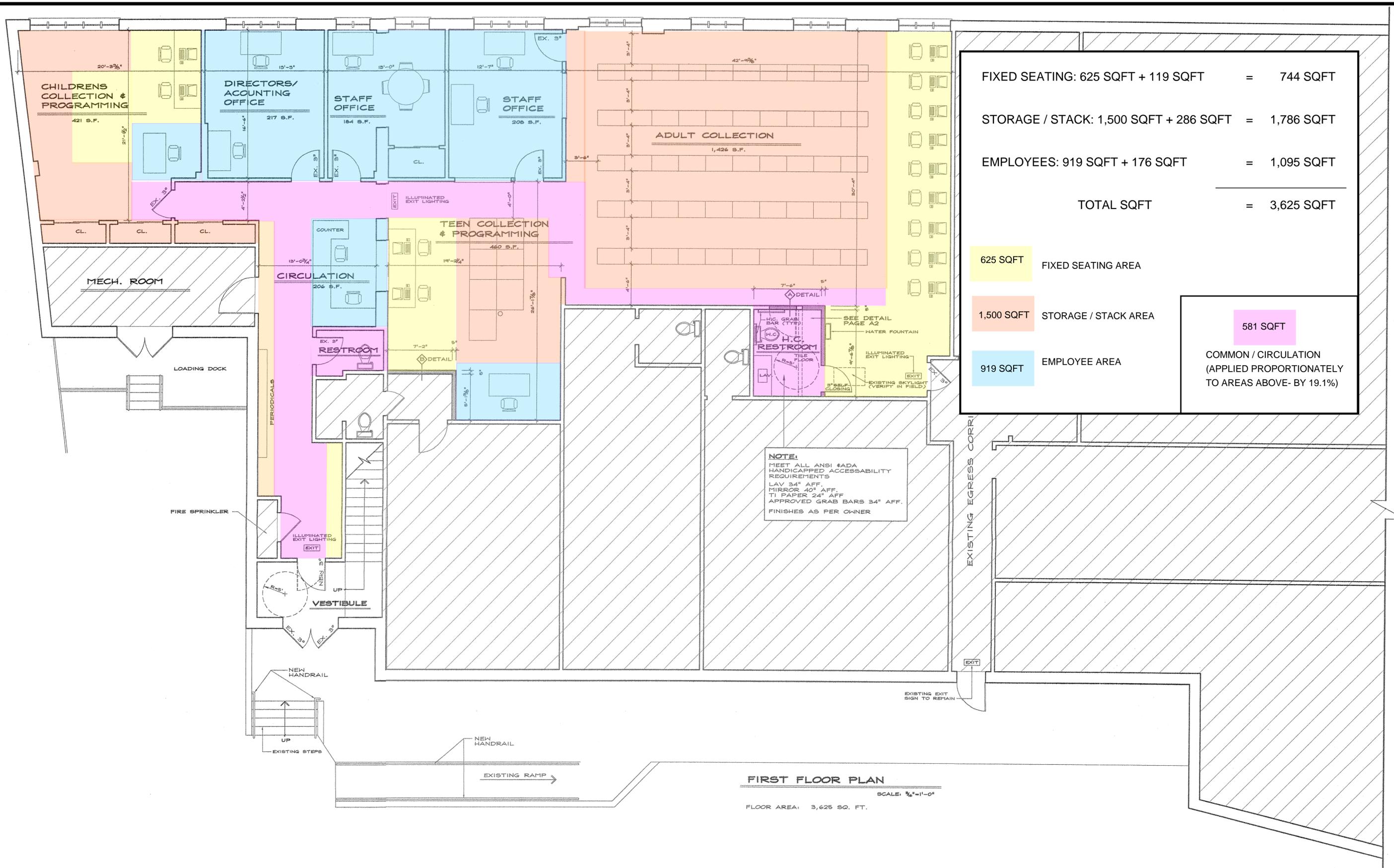
Please advise if there are any further requirements or information needed to complete the application.

Sincerely,



Shawn F. Leonard

320 Hampton Road
Southampton, NY 11968
Tel: (631) 287-5557
Fax: (631) 287-5558
E-Mail: shawn@shawnleonardarchitect.com



34 West Water STREET SQUARE FOOT BREAKDOWN (LIBRARY USE)

SKETCH 01
July 20, 2010

Shawn F. Leonard, Architect P.C.

July 27, 2010

Planning Board
Village of Sag Harbor
55 Main Street
Sag Harbor, New York 11963

Re: Matter of the Application of John Jermain Memorial Library
34 West Water Street

Dear Planning Board:

Following is the additional square footage breakdown for the temporary space for the above mentioned application when the space was classified as "Gym/Fitness Center":

Fixed Seating: N/A

Storage / Stack Space:

(85 square feet + 23 square feet of common/circulation area) = 108 square feet

Office area:

(767 square feet + 206 square feet of common/circulation area) = 973 square feet

Gym / Fitness area:

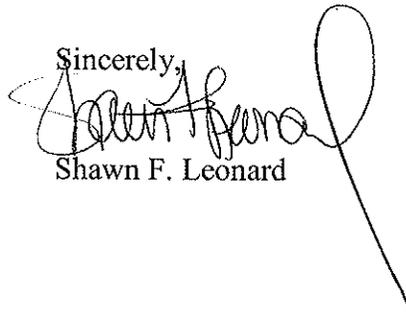
(2,005 square feet + 539 square feet of common/circulation area) = 2,544 square feet

Total occupied space = 3,625 sqft

The common/circulation area has been applied to the gym/fitness, storage/stack and employee areas proportionately. The Vestibule area and Fire Sprinkler closet have not been included in the total occupied space calculation. Gym/Fitness floor area is an assumed quantity since no official floor plan with tables, desks, chairs, exercise or weight stations can be found in the Village files.

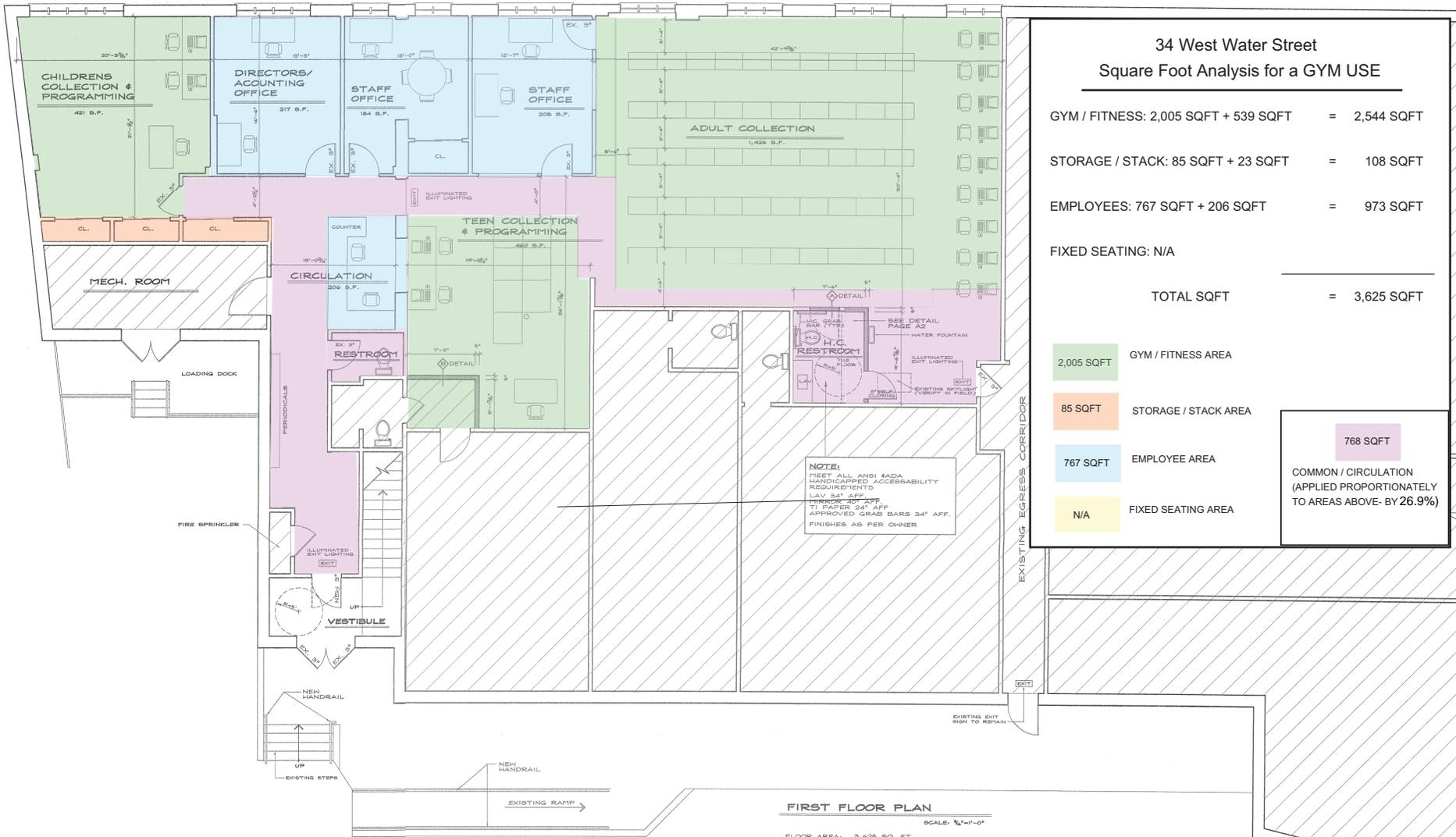
Please advise if there are any further requirements or information needed to complete the application.

Sincerely,



Shawn F. Leonard

320 Hampton Road
Southampton, NY 11968
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E-Mail: shawn@shawnleonardarchitect.com



34 WEST WATER STREET SQUARE FOOT BREAKDOWN (GYM USE)

SKETCH 02
July 27, 2010

John Jermain
Memorial Library
Temporary Space at
34 West Water Street
~
800' Radius and Prime
Parking Analysis



	Within "prime" Parking	Within 800' Radius	Total
Bridge St.	9	0	9
Bridge St. Lot	73	0	73
Ferry Road Lot	0	0	0
Long Island Ave.	3	0	3
Main St.	0	60	60
Meadow St. NORTH lot	50	0	50
Meadow St. SOUTH lot	98	0	98
W. Water St Lot.	34	0	34
W. Water St.	32	23	55
Warf St.	15	0	15
Total	314	83	397

Legend

- ▬ Proposed Striping
- ▬ Existing Striping
- ADA Space
- Space Allocation
- Institutional Parking
- Usable Private Parking (possible)
- Non-usable Private Parking
- Public Parking

note: This image has been created based on field observation and satellite imagery. This image is for estimating and presentation purposes only and shall not be considered a design or construction documents.

ENGINEERING DESIGN REPORT

Sanitary Sewer Main Extension

Village of Sag Harbor Sewer District

John Jermain Memorial Library Expansion Project

Inc. Village of Sag Harbor

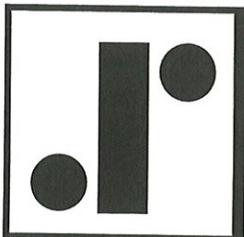
Town of Southampton, Suffolk County, New York

February 8, 2010

Prepared For:

John Jermain Memorial Library
Board of Trustees
201 Main Street
Sag Harbor, New York 11963

Prepared by: Vincent A. Gaudiello, P.E.



The Raynor Group, P.E. & L.S. PLLC

CIVIL ENGINEERS & LAND SURVEYORS

WATER MILL, NEW YORK 11976

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Design Report

- 1.0 Introduction
- 2.0 Purpose
- 3.0 Project Background and Description
- 4.0 Description of Existing Public Sewer System and Conditions
- 5.0 Proposed Sewer Main Extension Improvements
- 6.0 Hydraulic Load Analysis (Existing and Proposed/Future Uses)
- 7.0 Design Specifications
- 8.0 Conclusion

List of Figures

Drawing C5.00 Sewer Main Extension Plan and Profile

Appendices

Appendix A List of Adjacent Parcels Fronting the Improvement
Appendix B Suffolk County Sanitary Code - Sewage Flow Rates

1.0 INTRODUCTION

In conjunction with the petition filed on behalf of the John Jermain Memorial Library (JJML) with the Board of Trustees of the Village of Sag Harbor, we have prepared an engineering design report in connection with the proposed sewer main extension for the referenced project.

2.0 PURPOSE

This report is intended to demonstrate that the existing sewer system, owned and operated by the Village of Sag Harbor, could be extended to serve the JJML property as well as the additional properties that would front along the proposed extension. This report is also intended to demonstrate that the proposed sewer main extension could be designed in a manner that would conform to the requirements and standards of the Village of Sag Harbor Code (Chapter 43) and the Suffolk County Sanitary Code including the various standards that would be applicable.

3.0 PROJECT BACKGROUND & DESCRIPTION

The JJML site is located at the southeasterly corner formed by the intersections of Main Street and Jefferson Street and Main Street and Union Street, in the Village of Sag Harbor, Town of Southampton, Suffolk County, New York. The subject property is 14,172 square feet in size and is zoned R20 (Residential). The site is currently improved with a two-story building that has an existing overall floor area of 7,084 square feet. The building use is a library. The site contains various site improvements including stairways, walkways, exterior lighting, landscaping, refuse containers and utility connections including a public water supply service. The existing sewage flow for the building is contained and disposed of through an on-site private sanitary system.

The focal point of the proposed project involves renovations to and the expansion of the library building. The proposed building expansion would result in an additional 7,267 square feet of floor area with the total gross floor area being 14,351 square feet.

Various site improvements consisting of grading, drainage, walkways and stairways, landscaping and lighting would be provided. New utility connections and public water supply services as well as the abandonment of the existing sanitary system and the extension and connection to the Sag Harbor Sewer District are proposed.

The subject property is located within a Groundwater Management Zone V as defined and established by the Suffolk County Department of Health Services (SCDHS). The site is immediately adjacent to the southerly boundary of Groundwater Management Zone V.

4.0 DESCRIPTION OF EXISTING PUBLIC SEWER SYSTEM & CONDITIONS

4.1 Sewer Main:

The boundary of the existing “service area” of the Sag Harbor Sewer District is located approximately 280 feet north of the JJML property. At or in close proximity to the existing service area boundary and within the road right-of-way of Main Street is an existing sewer manhole. This manhole is the terminus point for an existing 8-inch diameter sewer main that runs along Main Street. The sewage flow from this main ultimately discharges into the Sag Harbor Sewage Treatment Plant. Enclosed in this report is a copy of a plan entitled “Sewer Main Extension Plan and Profile” prepared by The Raynor Group, P.E. & L.S. PLLC dated February 8, 2010 that depicts the location of the existing manhole and sewer main.

4.2 Sag Harbor Sewage Treatment Plant:

On January 21, 2010, a meeting between the JJML, their representatives and the Village of Sag Harbor was conducted to review and discuss the proposed sewer main extension. During the meeting, the engineer for the Sag Harbor Sewage Treatment Plant, Kurt H. Dietrich, P.E. of Dietrich Engineering, P.C. had indicated that the sewer plant and existing SPDES permit could accommodate the anticipated additional sewage flow. For the purposes of verifying and confirming that the Sag Harbor Sewage Treatment Plant could accommodate the additional sewage flow that would result from

the proposed sewer main extension, existing and proposed/future sewage flow calculations have been prepared and are provided in Section 6.0 of this report.

5.0 PROPOSED SEWER MAIN EXTENSION IMPROVEMENTS

5.1 Description:

The proposed sewer main improvements would extend along Main Street and Union Street. The main extension would run a distance of approximately 280 feet along Main Street and continue along Union Street a distance of approximately 70 feet. The total distance of the proposed sewer main extension would be approximately 350 feet. A copy of the proposed sewer main plan that depicts the proposed layout is enclosed.

Along the proposed extension route are four (4) additional adjacent parcels, excluding the JJML property, which potentially would be included in the expanded "service area". A listing of these parcels is contained in Appendix A. Based on the proposed sewer main layout there would be five (5) potential new services including the JJML service.

5.2 Design:

The sewer main has been designed to meet the proposed and future sewer flow demands associated with all five (5) potential services. The proposed sewer main would be eight inches (8") in diameter and would include a total of three (3) – four foot (4') diameter manholes. The profile (elevation) for the proposed sewer main has been set at the lowest possible elevation along Main Street to accommodate the four (4) adjacent properties and to avoid conflicts with existing utilities. The profile (elevation) for the proposed sewer main along Union Street has been slightly raised to limit the depth of excavation and disturbance within the road right-of-way. The proposed profile for the sewer main extension is shown on Drawing C5.00. Each sewer service including that of the JJML parcel is proposed to be six inches (6") in diameter. The locations of the sewer services as shown on the plans, with the exception of the JJML service, are approximate and would need to be field verified. The proposed sewer main extensions and improvements are designed in a manner that would conform to the standards and

requirements of the Suffolk County Sanitary Code as well as the Village's Sewer Law (Chapter 43 of the Village Code).

6.0 HYDRAULIC LOAD ANALYSIS (Existing and Proposed/Future Uses)

The JJML property including the four (4) additional parcels that would front along the sewer main extension are located within the R20 (One-Family Residence) Zoning District. Based upon the current zoning and uses, we have estimated the sewer flow (hydraulic load) for each parcel under existing and proposed/future conditions using the Design Sewage Flow Rates from the Suffolk County Sanitary Code. A complete copy of Table 1 – Project Density Loading Rates & Design Sewage Flow Rates of the Suffolk County Standards is contained in Appendix B.

6.1 Existing Conditions:

6.1.1 - John Jermain Memorial Library (SCTM No. 0903-003.00-03.00-070.000)

Library	7,084 SF x 0.03 GPD/SF	= 212.5 GPD
Occupants (Employees)	10 (Occupants) x 2.5 GPD/Occupant	= <u>25.0 GPD</u>
Total Existing Hydraulic Load		237.5 GPD

6.1.2 - 912 Main Street, Custom House (SCTM No. 0903-003.00-02.00-031.002)

Museum	1,232 SF x 0.03 GPD/SF	= 37.0 GPD
Apartment (876 SF)	225 GPD/Unit	= <u>225.0 GPD</u>
Total Existing Hydraulic Load		262.0 GPD

6.1.3 - 186-191 Main Street (SCTM Nos. 0903-003.00-02.00-032.000, 048.00 & 049.000)

Each parcel is improved as a single-family residence.

Total Existing Hydraulic Load for each Residence		= 300.0 GPD
--	--	-------------

6.2 Proposed/Future Conditions:

6.2.1 - John Jermain Memorial Library (SCTM No. 0903-003.00-03.00-070.000)

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

6.2.2 - 912 Main Street, Custom House (SCTM No. 0903-003.00-02.00-031.002)

The Custom House property is a historic landmark. Accordingly, we would expect the use to remain in future. However, for the purpose of this report the future sewage flow (hydraulic load) has been increased to 300 GPD in accordance with the current zoning.

6.2.3 - 186-191 Main Street (SCTM Nos. 0903-003.00-02.00-032.000, 048.00 & 049.000)

Based on current zoning, the future use for each parcel would be (remain) a single-family residence. Therefore, the Total Future Hydraulic Load for each residence would remain at 300.0 GPD.

6.3 Hydraulic Load Summary:

Parcel	Existing Average Daily Flow	Proposed/Future Average Daily Flow
JJML	237.5 GPD	625.5 GPD
Custom House	262.0 GPD	300.0 GPD
186 Main Street	300.0 GPD	300.0 GPD
189 Main Street	300.0 GPD	300.0 GPD
191 Main Street	300.0 GPD	300.0 GPD
TOTALS	1,399.5 GPD	1,825.5 GPD

6.4 Peak Hourly Flows:

Based on the existing and proposed/future average daily flow rates, the combined peak hour flows would be approximately 4 GPM and approximately 5 GPM, respectively.

7.0 DESIGN SPECIFICATIONS

The proposed sewer main extension and improvements shall be designed and constructed in a manner that would conform to the standards of the Suffolk County Department of Health Services, the Sag Harbor Sewer District and all governing agencies having jurisdiction.

Furthermore, the construction of the sewer main including the required road restoration work would be performed in a manner meeting the approval and specifications of the Village of Sag Harbor Board of Trustees and Superintendent of Public Works.

8.0 CONCLUSION

This report, including the plans prepared for the proposed sewer main extension, demonstrate that it is feasible to provide sewer service to the John Jermain Memorial Library property plus the four (4) additional parcels that would front along the improvement.

Furthermore, based on the existing and proposed/future sewage flows for each parcel and the current operating parameters of the Sag Harbor Sewage Treatment Plant (Sag Harbor Sewer District), we believe the "Service Area" could be extended.

Respectfully submitted,



Vincent A. Gaudiello, P.E.

Appendix A

List of Adjacent Parcels Fronting the Improvement

EXHIBIT "A" TO PETITION
of John Jermain Memorial Library
to
Board of Trustees of Village of Sag Harbor

The following are the four identified properties past which the sewer extension as proposed would travel:

191 Main Street

SCTM No.: 903 - 3 - 2 - 49
Louis Perlman c/o Lazam
9 East 62nd Street
New York, New York 10065

189 Main Street

SCTM No.: 903 - 3 - 2 - 48
Bert Stern
330 East 39th Street, Apt. 32G
New York, New York 10016

186 Main Street

SCTM No.: 903 - 3 - 2 - 32
Derek L. Caldwell
400 East 58th Street
New York, New York 10022

912 Main Street (Custom House)

SCTM No.: 903 - 3 - 2 - 31.2
Southampton Town Development Rights
116 Hampton Road
Southampton, New York 11968

Appendix B

Suffolk County Sanitary Code – Sewage Flow Rates

TABLE 1 - PROJECT DENSITY LOADING RATES & DESIGN SEWAGE FLOW RATES
 (Based upon gross floor area in square feet (sf) unless otherwise noted)

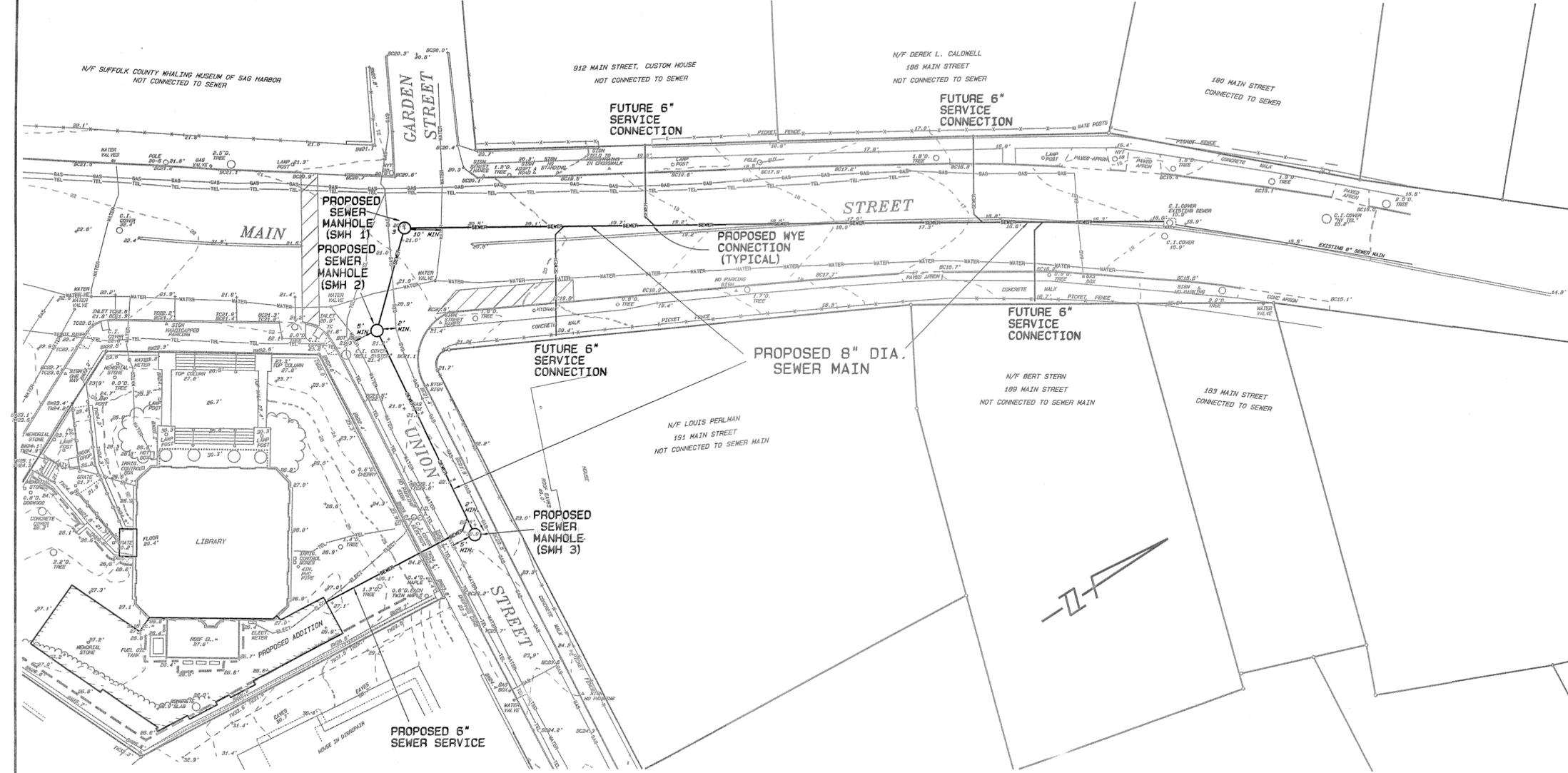
Structure Use	Density Load	Kitchen/Gray Load	Hydraulic Load
FOOD SERVICE			
Bar (in restaurant)	10 gpd/seat	5 gpd/seat	15 gpd/seat
Bar, Tavern, Disco (no fixed seating)	10 gpd/occupant ¹	5 gpd/occupant ¹	15 gpd/occupant ¹
Cafeteria (open to public)	5 gpd/seat	2.5 gpd/seat	7.5 gpd/seat
Cafeteria (not open to public)	N/A	2.5 gpd/seat	2.5 gpd/seat
Catering Hall	5 gpd/seat	2.5 gpd/seat	7.5 gpd/seat
Outside Patio Dining	5 gpd/seat	10 gpd/seat	15 gpd/seat
Restaurant (full service or single services > 16 seats ³)	10 gpd/seat	20 gpd/seat	30 gpd/seat
Wet store w/ food (Deli/take-out with max 16 seats single service ³)	0.03 gpd/sf	0.12 gpd/sf	0.15 gpd/sf
Convenience store/Market	0.03 gpd/sf	0.02 gpd/sf	0.05 gpd/sf
GENERAL INDUSTRIAL			
General Industrial ²	0.04 gpd/sf	Industrial process water ⁷	0.04 gpd/sf
Greenhouse	0.03 gpd/sf	N/A	0.03 gpd/sf
MEDICAL			
Drug Rehabilitation	75 gpd/bed	See note ⁹	75 gpd/bed
Mental Health Residence	75 gpd/bed	See note ⁹	75 gpd/bed
Hospital	300 gpd/bed	See note ⁹	300 gpd/bed
Nursing Home	150 gpd/bed	See note ⁹	150 gpd/bed
Assisted Living	110 gpd/bed	See note ⁹	110 gpd/bed
Medical office space	0.10 gpd/sf	N/A	0.10 gpd/sf
Veterinary ⁸	0.10 gpd/sf + 10 gpd/animal boarding	N/A	0.10 gpd/sf + 10 gpd/animal boarding
MUNICIPAL SERVICES			
Library, firehouse, precinct, museum, art gallery (w/ meeting rooms)	0.03 gpd/sf + 5 gpd/occupant ¹ for meeting rooms	2.5 gpd/occupant ¹	0.03 gpd/sf + 5 gpd/occupant ¹ + 2.5 gpd/occupant ¹
Library, firehouse, precinct, museum, art gallery (w/o meeting rooms)	0.03 gpd/sf	2.5 gpd/occupant ¹	0.03 gpd/sf + 2.5 gpd/occupant ¹

Structure Use	Density Load	Kitchen/Gray Load	Hydraulic Load
OFFICE			
Non-medical office space	0.06 gpd/sf		0.06 gpd/sf
RECREATION			
Bath house/comfort station	5 gpd/occupant ¹	5 gpd/shower/occupant ¹ + Food service ⁴	5 gpd/occupant ¹ + 5 gpd/shower/occupant + Food service ⁴
Bowling alley/tennis court/racquetball	100 gpd/court or alley	Food service ⁴	100 gpd/court or alley + Food service ⁴
Miniature golf	15 gpd/parking space	Food service ⁴	15 gpd/parking space + Food service ⁴
Ice/roller Skating Rink	15 gpd/skater ¹ + 5 gpd/specator ¹	Food service ⁴	15 gpd/skater ¹ + 5 gpd/specator ¹ + Food service ⁴
Recreation	15 gpd/parking space	Food service ⁴	15 gpd/parking space + Food service ⁴
Spa/Fitness Center/ Karate/Dance/etc. (w/ showers & amenities)	0.1 gpd/sf	0.2 gpd/sf	0.3 gpd/sf
Spa/Fitness Center/ Karate/Dance/etc. (w/o showers & amenities)	0.1 gpd/sf		0.1 gpd/sf
Marina	10 gpd/boat slip	Food service ⁴	10 gpd/boat slip + Food service ⁴
OTB	5 gpd/person	Food service ⁴	5 gpd/person + Food service ⁴
Theater	3 gpd/seat	Food service ⁴	3 gpd/seat + Food service ⁴
Horse Farm ⁸	0.04 gpd/sf + 10 gpd/stall		0.04 gpd/sf + 10 gpd/stall
Camp Ground	10 gpd/camper	5 gpd/shower/camper	10 gpd/camper + 5 gpd/shower/camper
RESIDENTIAL			
Single Family Residence	300 gpd		300 gpd
Two Family Residence	600 gpd		600 gpd
Rooming house	75 gpd/bed		75 gpd/bed
Motel/Hotel unit up to 400 sq.ft. gross floor area	100 gpd/unit		100 gpd/unit
Motel/Hotel unit > 400 sq.ft. gross floor area	150 gpd/unit		150 gpd/unit
Housing Unit ⁶ up to 600 sq.ft. gross floor area	150 gpd/unit		150 gpd/unit
Housing Unit ⁶ between 601-1200 sq.ft. gross floor area	225 gpd/unit		225 gpd/unit

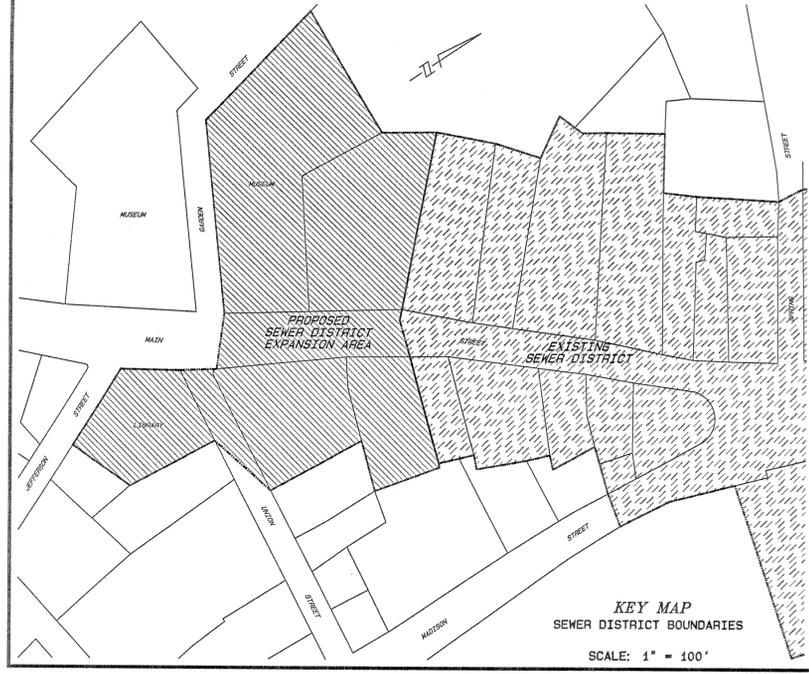
Structure Use	Density Load	Kitchen/Gray Load	Hydraulic Load
Housing Unit ⁶ , > 1200 sq.ft. gross floor area	300 gpd/unit		300 gpd/unit
PRC unit up to 600 sq.ft. gross floor area ⁽¹⁰⁾	100 gpd/unit		100 gpd/unit
PRC unit > 600 sq.ft. gross floor area ⁽¹⁰⁾	150 gpd/unit		150 gpd/unit
RETAIL			
Dry store	0.03 gpd/sf		0.03 gpd/sf
Wet store w/o Food (Hair salon, pet shop w/o animal boarding, etc.)	0.03 gpd/sf	0.07 gpd/sf	0.1 gpd/sf
SCHOOL			
Boarding school/ Dormitory	75 gpd/capita ¹	2.5 gpd/capita ¹	77.5 gpd/capita ¹
Day School	5 gpd/capita ¹	2.5 gpd/capita ¹	7.5 gpd/capita ¹
MISCELLANEOUS			
Car Wash	0.04 gpd/sf	Car wash process water ⁷	0.04 gpd/sf
Laundromat	0.03 gpd/sf	Laundromat process water ⁷	0.03 gpd/sf
Funeral Home	0.05 gpd/sf	Funeral Home process water ⁷	0.05 gpd/sf
House of Worship (w/ meeting rooms)	1.5 gpd/seat + 5 gpd/occupant ¹ for meeting rooms	2.5 gpd/occupant ¹	1.5 gpd/seat + 5 gpd/occupant ¹ + 2.5 gpd/occupant ¹
House of Worship (w/o meeting rooms)	1.5 gpd/seat	2.5 gpd/occupant ¹	1.5 gpd/seat + 2.5 gpd/occupant ¹
Public Storage ⁵	0.04 gpd/sf		0.04 gpd/sf
Animal boarding ⁸	0.03 gpd/sf + 10 gpd/animal		0.03 gpd/sf + 10 gpd/animal

- ¹ Occupancy ratings can be determined using New York State Uniform Fire Prevention and Building Code -Table VII-765 as a guide.
- ² General industrial buildings may contain up to 15% related office space without applying a proportionate office density loading or flow rating to the space. If office space exceeds 15% of gross floor area, then a proportionate office density loading or flow rating must be applied to the entire office space.
- ³ Single Service means disposable plates, silverware & cups. Takeout seating is for waiting patrons and is not convertible to full seating or for density credit at full service restaurants.
- ⁴ Food (kitchen) flow is added according to the type of food service in the establishment.
- ⁵ Public storage density and/or design flow may be reduced if restrictive covenants are recorded on the parcel.
- ⁶ Motel/Hotel with Kitchenettes, Apartments, Condominiums, Mobile Homes, Trailers, or Co-Ops.
- ⁷ Process waters require a separate permit and disposal facilities – Consult Department.
- ⁸ A separate sewage disposal system shall be provided for wastewater generated from animal boarding or kennel areas.
- ⁹ A grease trap shall be provided for this installation which is sized at 20 gpd/bed.
- ¹⁰ PRC units exceeding 1200 sf. of gross floor area shall be considered a single-family residence and assigned a density and hydraulic load of 300 gpd/unit.

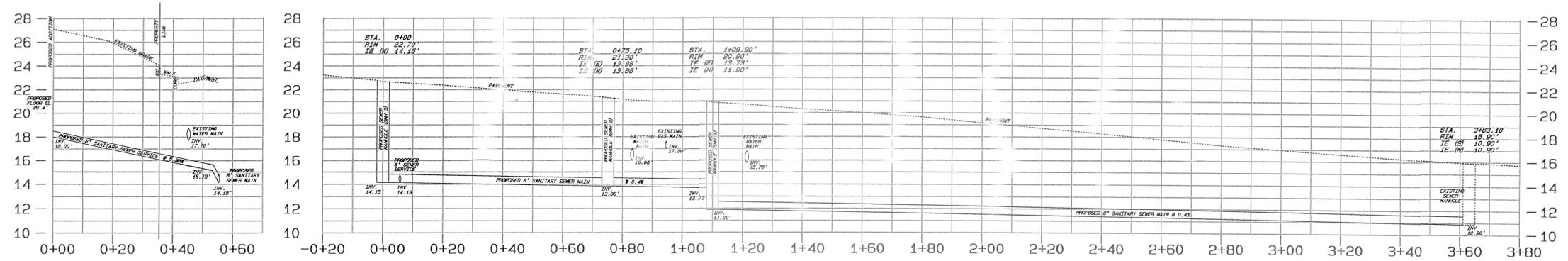
Note: The above table is subject to amendment from time to time as data becomes available to the Department. The table will be republished as an addendum to these standards if and when revised.



PLAN: SANITARY SEWER MAIN
SCALE: 1" = 20'



- NOTES:
1. THE PROPOSED SEWER MAIN EXTENSION AND IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WOULD CONFORM TO THE STANDARDS OF THE SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES, THE SAG HARBOR SEWER DISTRICT AND ALL GOVERNING AGENCIES HAVING JURISDICTION.
 2. THE CONSTRUCTION OF THE SEWER MAIN INCLUDING THE REQUIRED ROAD RESTORATION WORK SHALL MEET THE APPROVAL AND SPECIFICATIONS OF THE VILLAGE OF SAG HARBOR BOARD OF TRUSTEES AND SUPERINTENDENT OF PUBLIC WORKS.



PROFILE: SANITARY SEWER MAIN
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

PLAN: SANITARY SEWER SERVICE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

PROPERTY	SCTM PARCEL NO.	EXISTING AVERAGE DAILY SEWAGE FLOW	PROPOSED FUTURE AVERAGE DAILY SEWAGE FLOW
JOHN JERMAIN MEMORIAL LIBRARY	0903-003.00-03.00-070.000	237.5 GPD	625.5 GPD
912 MAIN STREET, CUSTOM HOUSE	0903-003.00-02.00-031.002	262.0 GPD	300.0 GPD
195 MAIN STREET	0903-003.00-02.00-032.000	300.0 GPD	300.0 GPD
189 MAIN STREET	0903-003.00-02.00-048.000	300.0 GPD	300.0 GPD
191 MAIN STREET	0903-003.00-02.00-049.000	300.0 GPD	300.0 GPD
TOTALS		1,399.5 GPD	1,825.5 GPD

DATE	BY	DESCRIPTION	APPROV
REVISIONS			
JOHN JERMAIN MEMORIAL LIBRARY BUILDING EXPANSION PROJECT			
JOHN JERMAIN MEMORIAL LIBRARY 201 MAIN STREET, SAG HARBOR, N.Y. 11963			
		SEWER MAIN EXTENSION PLAN AND PROFILE	
THE RAYNOR GROUP, P.E. & L.S. PLLC SURVEYORS CIVIL ENGINEERS SITE PLANNERS		DESIGNED BY: VAG SCALE: 1" = 20' DWG. NO.	
DRAWN BY: MFS DATE: FEB. 8, 2010		C5.00	
APPROVED BY: VAG FILE NO.: 268			



J.R. Holzmacher P.E., LLC

300 Wheeler Road, Suite 402, Hauppauge, New York 11788-4300
Tel: (631) 234-2220 Fax: (631) 234-2221 e-mail: info@holzmacher.com

November 6, 2009

John Jermain Memorial Library
C/O Sandpebble Builders Inc.
P.O. Box 5060
Southampton, NY 11969-5060

RE: Geotechnical Evaluation Report
John Jermain Memorial Library
201 Main Street
Sag Harbor, NY

Dear Sandpebble Builders Inc.:

J.R. Holzmacher P.E., LLC (JRH) Consulting Engineers has prepared this Geotechnical Evaluation Report (GER) for the above referenced site. The soil borings described in this report were performed by Slacke Test Boring, (SLACKE). Field data was used in rendering geotechnical evaluation and judgment regarding subsoil suitability in connection with construction of the buildings at the subject site. No materials testing laboratory analysis was requested or performed on any of the soil samples.

EXPLORATION PROGRAM

Soil borings were performed on November 3, 2009 to determine the nature and condition of the soils below the existing ground surface at the site. The boring program consisted of drilling two (2) soil borings; B-1 and B-2 located as shown on Figure 1. These borings were completed to a depth of 27 feet below grade.

Borings were performed using a Mobile B-61 drill rig equipped with 2.25-inch I.D. hollow stem augers. Boring depths of 27.0+/- feet comply with Building Code of the State of New York (BC) Section 1802.5.

These borings were performed by SLACKE, without oversight by JRH personnel. Soil samples were collected continuously from grade to a depth of 6.5 feet below grade and at five (5) foot intervals below that to the full depth of the borehole. Samples were collected using a standard 2" by 18" long split spoon sampler driven into the soil using a 140 pound hammer dropped from a height of thirty inches. The SLACKE driller who recorded the Standard Penetration Test (SPT) values characterized the samples recovered during the performance of the test. Auger cuttings were examined and logged by the driller in between these depth intervals. Based on these descriptions and measurements, geologic soil-boring logs were prepared. The borings revealed mostly coarse to fine sands, silt, and gravel. The strength of the sands and gravels generally improve with depth.

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The general subsurface conditions encountered during the field exploration program are shown on the soil boring logs (Appendix A). Soil stratification is based on the examination of recovered soil samples and interpretation of the field boring logs. The stratification lines, dimensions, as well as reported values in this report represent the approximate boundaries between the soil types, while the actual transitions and dimensions may be more gradual. While the borings are representative of the subsurface conditions at their respective locations and within their respective vertical reaches, variations over the site may be encountered. Laboratory testing may be performed on selected samples as deemed necessary in order to define soil classification and to further identify the engineering properties of the soils.

METHODOLOGY

The scope of the work was to bore through unconsolidated soils via hollow stem auguring technique to depths of 27 feet below grade at two (2) locations to obtain geotechnical information. Split spoon samples and auger cutting samples were logged and collected in each of the borings continuously from 2.5 to 6.5 feet below grade and at five foot intervals at deeper depths. All borings were logged with respect to blow counts and classified according to the USCS unified soils classification system. Each boring and all sampling were performed according to ASTM 1586-84. Restoration consisted of backfilling the borings with drill cuttings and stockpiling the excess drill cuttings. The drilling rig was equipped with a rotary head boring mechanism. Conventional 2.25" diameter, continuous flight, hollow stem augers were used to advance the borehole and to facilitate subsurface testing and sampling.

Representative samples were routinely obtained during the drilling process at selected intervals by applying a two-inch diameter split spoon-sampling tube. The sampler was driven by the 30-inch fall of a 140-pound hammer. The number of blows required to drive the sampler the final foot represents the standard penetration resistance (N), and is an indicator of the safe bearing capacity of the soil.

The drilling and testing procedures were performed applying the guidelines and procedures of ASTM designations:

ASTM D1586 Penetration Test and Split Barrel Sampling of Soils
ASTM D1587 Thin Walled Tube Sampling of Soils
ASTM D2488 Recommended Practice for Description of Soils
ASTM D2937 Test for Density of Soil in Place

Sectional linear samples were also secured in conjunction with the performance of the standard penetration and density test. The soil profiles reported by the boring logs should be reviewed for specific information at the individual boring locations and test depths.

SUMMARY

This report was developed from conventional and standard soil testing procedures and engineering analysis. The exploration revealed coarse to fine sands, occasional silt with small amounts of gravel throughout the depths of both borings, which is typical for this part of Long Island. The soil recovered from B-1 was consistent throughout the entire depth of the boring, mostly coarse to fine sands and gravel, which indicates good drainage capability and is suitable material to build upon. Hardpan and perched water were both encountered at boring location B-2 at a depth of 15 feet. The lower blow counts encountered in the upper layers at boring location B-2 could be a direct correlation to the boring location's close proximity to the existing onsite cesspool. Topsoil was recovered from both boring locations in the upper layers of the soil. These layers of the topsoil varied in thickness from six (6) inches to two (2) feet. These conditions are indicative of past construction areas being filled with material that is not suitable to build on.

The moderate (N15 to N33) encountered throughout the full depths of boring location B-1 and from a depth of ten (10) feet and deeper at boring location B-2 indicates a moderate soil bearing capacity. However, the upper soil layer is typically stripped as it contains organics and or filled materials that are not consistent with the composition or bearing capacities of the lower soils. Building Code further requires foundations extend to below the frost line, which is four (4) feet for this area. Underlying sands generally showed moderate to high strength.

SUBSURFACE WATER CONDITIONS

Groundwater was encountered at both of the boring locations at a depth of 23 feet. Perched water was also encountered at boring location B-2 at a depth of 15 feet.

FLOOD ZONE

The proposed structure is located in Zone "X" outside the statistical 500-year flood plane, as per the Flood Insurance Rate Map (FIRM map), which is included within this report.

OBSERVATIONS AND ANALYSIS

Soil bearing capacity is estimated from results of in-situ tests using empirical correlation factors. Soil bearing values (SBVs) in tons per square foot (TSF) to undisturbed, structurally rated soils, are inferred from blow counts as tabulated in Appendix B.

Boring No.	B-1	B-2
TSF @ 4 ft	0.50	0.40
TSF @ 6.5 ft	1.79	0.40
TSF @ 11.5 ft	1.09	0.99

LATERAL EARTH PRESSURES COEFFICIENTS

Lateral Earth Pressures as described by theories presented by both Coulomb and Rankine, requires that the foundation size be determined prior determining the true failure planes and the resultant forces. Since the soils noted in the boring are granular, we recommend that the Active and Passive Lateral Earth Pressure coefficient be based upon cohesionless soils. The angle of internal friction is estimated at 34° , accounting for the variations within the soil column, and can be used in the computation of the loads on the foundation. An internal angle of friction for the soil yields an active earth pressure of $K_a = 0.2827$ and a passive earth pressure of $K_p = 3.5371$.

Furthermore, NYSBC Table 1804.2 permits an allowable foundation pressure of 2,000 psf and an allowable lateral bearing of 150 psf for soil types SW, SP, SM, SC, GM, and GC. This would therefore be applicable to the soils found onsite.

RECOMMENDATIONS

Based on the bearing capacities computed from the boring data, we recommend that the foundation be designed using reinforced concrete foundations with footings. Design plans should incorporate a program for allowing for selective removal of substandard materials based upon conditions found during excavation. This is necessary, as the borings are an examination of only a small area.

Spread footings should be considered if significant point loads are expected. The moderate blow counts (N15 to N33) encountered at depths deeper than the 2.5 feet interval in boring location B-1 and deeper than the 6.5 feet interval in the boring location B-2 indicates a moderate soil bearing capacity for these soils. The higher blow counts ($N > 15$) encountered at depths greater than 11.5 feet indicate a higher bearing capacity for the soil and is suitable for basement construction. If localized poor soil conditions are found during the construction, we recommend the removal and replacement of these areas with an engineered fill, as designed by the structural engineer.

Backfill of excavations, following foundation construction, should be performed using clean, excavated soils, or compatible imported select common fill where additional material is required. Soil consolidation is expected to be less than one half (0.5") inch, based upon a properly designed foundation bearing upon a properly compacted soil. Any pavement to be constructed should include a suitable amount of base material to properly distribute the load on the soil, as designed by the site engineer.

LIMITATIONS

It must be noted that no structure or slab should be expected to remain totally free of cracks and minor signs of stress. The flexible nature of structures allows them to respond to movements resulting from minor settlement of fill or natural soils. In addition, products containing cement also shrink during natural curing. All of the above can induce stresses that frequently result in cosmetic cracking on rigid surfaces.

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The SBVs are predicted based on saturated sands. The upper soils encountered are suitable to support reinforced concrete footings serving as foundations for a structure. An additional contingency to address the variation in soil strength can be realized by increasing the reinforcing steel within footings or the pile cap to accommodate “soft spots” without cracking. This report is further qualified since it certifies a SBV of some select soils which was less than the minimum presumptive 1.0 TSF Allowable Soil Pressure permitted by BC Table 1804.2.

The lower settlement of the granular materials encountered is expected to be small in magnitude and to occur rapidly as the load is applied. Longer-term settlement of silt and organic layers, if any exist, may be significant. Organic materials appear to be limited to the upper soil level and filled areas.

SEISMIC COMPONENT

The 2007 New York State Building Code (NYSBC) (BC) contains a requirement that every structure be designed to resist the effect of earthquake motion and be assigned a seismic Design Category. The BC, Seismic Study Section 1615.1.1, Site Class Definition further dictates, at a minimum, that Site Class D be imposed.

Subject Site

Site Designation	Class ‘D’
Site Coefficient	$F_a = 1.6$
One Second Site Coefficient	$F_v = 2.4$
5% Peak Dampened Acceleration Stress Design	$S_{DS} = 0.21g$
One Second Peak 5% Dampened Acceleration Stress Design	$S_{D1} = 0.10 g$

Moreover, the project location would result in a wind design component that would exceed the anticipated effect of seismic action and would therefore govern the structural integrity of the design.

The analysis and recommendations are based on the data obtained from the widely spaced test borings performed for this report. The nature and extent of variations may not become evident until open excavation is initiated. Variations should be noted and their impact evaluated with respect to the necessity to modify the recommendations of this report.

The recommendations in this report are based on our experience and training, in conjunction with the limited soils exposed at the site. We believe that this information gives an acceptable degree of reliability for anticipating behavior of the proposed improvement to be constructed; however, our recommendations are professional opinions and cannot assure accuracy beyond the limits of the soil profiles from which data was obtained. This report is based on the evaluation at the described site and on the specific anticipated construction.

MISCELLANEOUS

The attached boring logs, calculations and Figures are components of this report. If you have any questions regarding this report, or if we can be of further service, please do not hesitate to contact our office. We trust this report provides you with the necessary information to continue with development of the project.



Very truly yours,
J.R. Holzmacher P.E., LLC

A handwritten signature in black ink, appearing to read "Michael C. Simon".

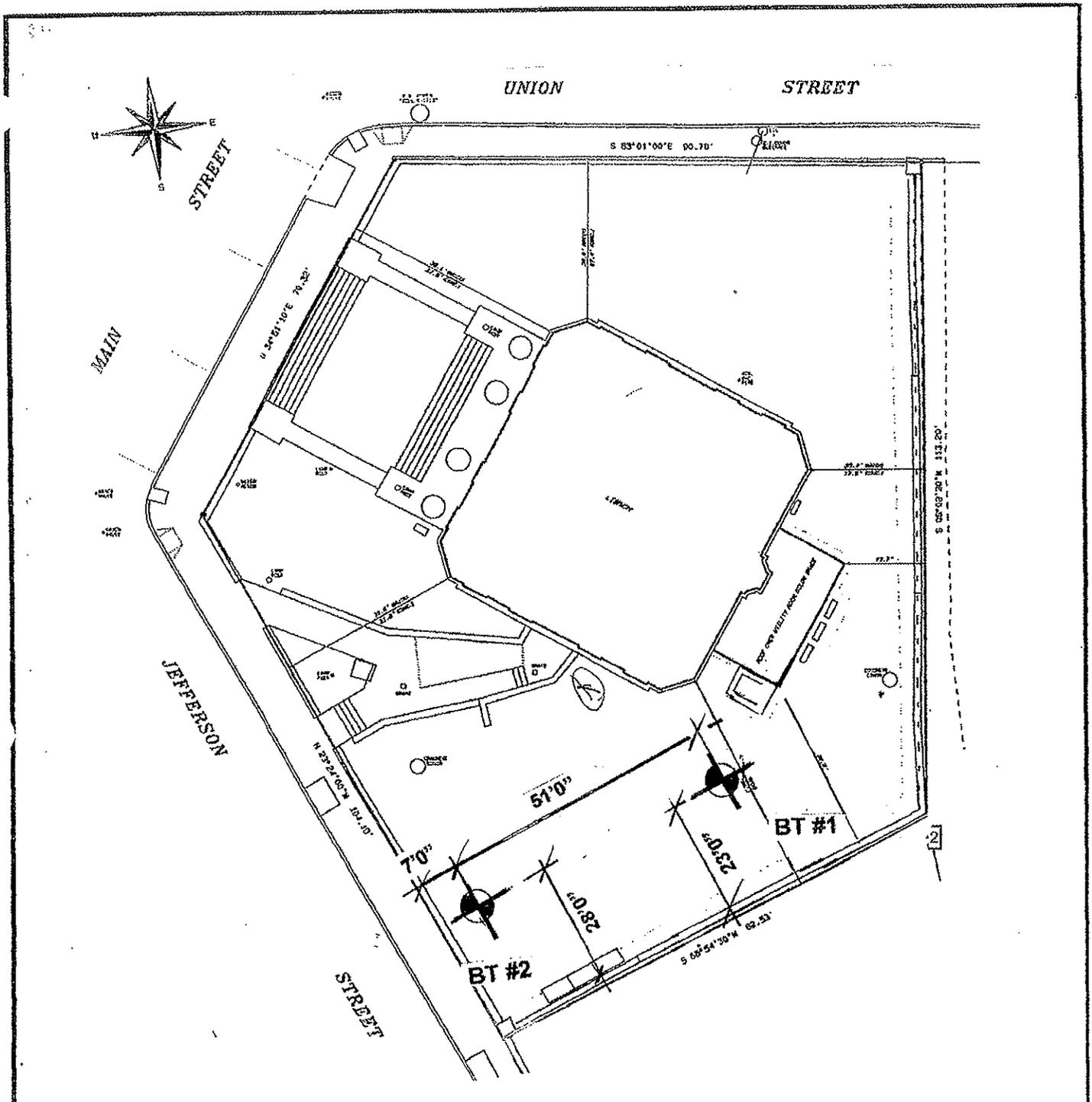
Michael C. Simon, P.E.
Principal

MCS:ms
Encl.

P:\2009\SLACKE\09-05 John Jermain Memorial\Soil Report\John Jermain Report.doc

FIGURE

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JOB DESCRIPTION / LOCATION JOHN JERMAIN MEMORIAL LIBRARY 201 MAIN STREET, SAG HARBOR, NEW YORK	JOB NUMBER
	09-119
 SLACKE TEST BORING, INC. <i>Subsurface Soils & Foundation Investigations</i> P.O. BOX 64, KINGS PARK, LONG ISLAND, NY 11754 TEL (516) 269-7930 FAX (516) 269-7932	SCALE
	NTS
	DRAWN BY
	CLB
	DATE
	11/3/09
	DRAWING NUMBER
	3 OF 3

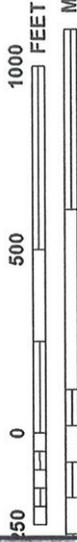
FIRM Map

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National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0531H

FIRM
FLOOD INSURANCE RATE MAP
 for SUFFOLK COUNTY, NEW YORK
 (ALL JURISDICTIONS)

CONTAINS:	COMMUNITY	NUMBER
	EAST HAMPTON, TOWN	360794
	OF SAG HARBOR, VILLAGE	360807
	OF SOUTHAMPTON, TOWN	365342

PANEL 531 OF 1026
MAP SUFFIX: H
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

MAP NUMBER
 36103C0531H

MAP REVISED
 SEPTEMBER 25, 2009

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number should be used on insurance applications for the subject community.



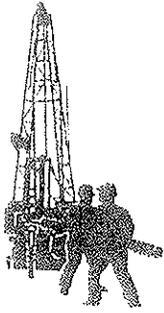
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



APPENDIX A
SOIL BORING LOGS

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SLACKE TEST BORING, INC.

Subsurface Soils & Foundation Explorations

P.O. BOX 64, KINGS PARK, LONG ISLAND, NEW YORK 11754 • (631) 269-7930 • FAX (631) 269-7932

Date November 3, 2009

Client Sandpebble Builders Inc. Phone 631/287-6000

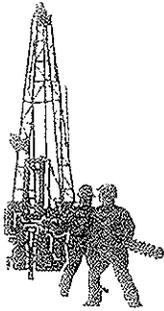
Job No. 09-119 Boring No. 1

Job Location John Jermain Memorial Library
201 Main Street, Sag Harbor, New York

Datum _____

Ground Surface Elevation _____ Water Level is 23'0" below Ground Surface

DEPTH		CLASSIFICATION OF SOIL	30" Blows Sample Spoon	Penetration of Spoon in Inches	
From	To				
Ground Surface	6"	Topsoil (FILL)			DRILLING METHOD: HOLLOW STEM AUGERS 2 1/2" I.D.
6"	3'6"	Medium to Fine Brown Sand, some Gravel, some Silt, occasional Large Gravel (FILL)			
		Sample # 1 @ 2'6" to 4' MOIST	2-2-8	18"	
3'6"	13'	Medium to Fine Brown Sand, some Gravel, some Silt, occasional Large Gravel (SM)			
		Sample # 1 A @ 2'6" to 4'	2-2-8	18"	
		Sample # 2 @ 5' to 6'6"	14-15-21	18"	
		Sample # 3 @ 10' to 11'6"	9-11-11	18"	
13'	27'	Coarse to Fine Brown and Light Brown Sand, some Gravel (SW)			
		Sample # 4 @ 15' to 16'6"	11-11-12	18"	
		Sample # 5 @ 20' to 21'6"	8-10-12	18"	
		Sample # 6 @ 25' to 27'	5-5-6-8	24"	
		END OF BORING: 27'0"			



SLACKE TEST BORING, INC.

Subsurface Soils & Foundation Explorations

P.O. BOX 64, KINGS PARK, LONG ISLAND, NEW YORK 11754 • (631) 269-7930 • FAX (631) 269-7932

Date November 3, 2009

Client Sandpebble Builders Inc. Phone 631/287-6000

Job No. 09-119 Boring No. 2

Job Location John Jermain Memorial Library
201 Main Street, Sag Harbor, New York

Datum _____

Ground Surface Elevation _____ Perched Water at 15'0"
 Water Level is 23'3" below Ground Surface

DEPTH		CLASSIFICATION OF SOIL	30" Blows Sample Spoon	Penetration of Spoon in Inches	
From	To				
Ground Surface	2'	Topsoil and Loam (Probable FILL)			DRILLING METHOD: HOLLOW STEM AUGERS 2 1/4" I.D.
2'	15'	Fine Brown and Light Brown Sand, trace Fine Gravel (SP)			
		Sample # 1 @ 2'6" to 4'	2-3-5	18"	
		Sample # 2 @ 5' to 6'6"	3-4-4	18"	
		Sample # 3 @ 10' to 11'6"	8-9-11	18"	
15'	16'6"	Fine Brown and Light Brown Sand, occasional Gravel, occasional Silt (SM)			
		Sample # 4 @ 15' to 16'6" (WET) REFUSAL - HARDPAN	6-21-20/2"	14"	
16'6"	23'	Medium to Fine Brown and Light Brown Sand, Silt, Gravel (HARDPAN)			
		Sample # 5 @ 20' to 21'6" (WET)	25-30-30	18"	
23'	27'	Medium to Fine Brown and Light Brown Sand, occasional Gravel (SW)			
		Sample # 6 @ 25' to 27'	14-11-14-15	24"	
		NOTE: BORING IN CLOSE PROXIMITY TO EXISTING CESSPOOL PERCHED WATER INTERFACING WITH ACTUAL GROUNDWATER LEVEL AT 23'3" END OF BORING: 27'0"			

APPENDIX B

SOIL BEARING STRENGTH

The Third Generation of Excellence

In Water Supply, Water Resources, Civil and Environmental Engineering

APPENDIX B
Slacke Test Borings
 201 Main Street
 Sag Harbor, NY

Borings Performed November 3, 2009

B-1

Sample Depth (ft bg)		Blows	N	Bearing
From	To	(per 6")		Strength (TSF)
2.5	4	2		
		2		
		8	10	0.50
5	6.5	14		
		15		
		21	36	1.79
10	11.5	9		
		11		
		11	22	1.09
15	16.5	11		
		11		
		12	23	1.14
20	21.5	8		
		10		
		12	22	1.09
25	27	5		
		5		
		6	11	0.55
		8	14	0.70

DTW
23'-0"

APPENDIX B
Slacke Test Borings
 201 Main Street
 Sag Harbor, NY

Borings Performed November 3, 2009

B-2

Sample Depth (ft bg)		Blows	N	Bearing
From	To	(per 6")		Strength (TSF)
2.5	4	2		
		3		
		5	8	0.40
5	6.5	3		
		4		
		4	8	0.40
10	11.5	8		
		9		
		11	20	0.99
15	16.5	6		
		21		
		Refusal	21	1.04
20	21.5	25		
		30		
		30	60	2.98
25	27	14		
		11		
		14	25	1.24
		15	29	1.44

Perched
15'-0"

DTW
23'-3"



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Subsurface Soils & Foundation Explorations

P.O. BOX 64, KINGS PARK, LONG ISLAND, NEW YORK 11754 • (631) 269-7930 • FAX (631) 269-7932

Date November 3, 2009

Client Sandpebble Builders Inc. Phone 631/287-6000

Job No. 09-119 Boring No. 1

Job Location John Jermain Memorial Library
201 Main Street, Sag Harbor, New York

Datum _____

Ground Surface Elevation _____ Water Level is 23'0" below Ground Surface

DEPTH		CLASSIFICATION OF SOIL	30" Blows Sample Spoon	Penetration of Spoon in Inches	
From	To				
Ground Surface	6"	Topsoil (FILL)			DRILLING METHOD: HOLLOW STEM AUGERS 2 1/4" I.D.
6"	3'6"	Medium to Fine Brown Sand, some Gravel, some Silt, occasional Large Gravel (FILL)			
		Sample # 1 @ 2'6" to 4' MOIST	2-2-8	18"	
3'6"	13'	Medium to Fine Brown Sand, some Gravel, some Silt, occasional Large Gravel (SM)			
		Sample # 1 A @ 2'6" to 4'	2-2-8	18"	
		Sample # 2 @ 5' to 6'6"	14-15-21	18"	
		Sample # 3 @ 10' to 11'6"	9-11-11	18"	
13'	27'	Coarse to Fine Brown and Light Brown Sand, some Gravel (SW)			
		Sample # 4 @ 15' to 16'6"	11-11-12	18"	
		Sample # 5 @ 20' to 21'6"	8-10-12	18"	
		Sample # 6 @ 25' to 27'	5-5-6-8	24"	
		END OF BORING: 27'0"			



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Date November 3, 2009

Client Sandpebble Builders Inc. Phone 631/287-6000

Job No. 09-119 Boring No. 2

Job Location John Jermain Memorial Library
201 Main Street, Sag Harbor, New York

Datum _____

Ground Surface Elevation _____ Perched Water at 15'0"
 Water Level is 23'3" below Ground Surface

DEPTH		CLASSIFICATION OF SOIL	30" Blows Sample Spoon	Penetration of Spoon in Inches	
From	To				
Ground Surface 2'	2'	Topsoil and Loam (Probable FILL)			DRILLING METHOD: HOLLOW STEM AUGERS 2 1/4" I.D.
	15'	Fine Brown and Light Brown Sand, trace Fine Gravel (SP)			
		Sample # 1 @ 2'6" to 4'	2-3-5	18"	
		Sample # 2 @ 5' to 6'6"	3-4-4	18"	
		Sample # 3 @ 10' to 11'6"	8-9-11	18"	
15'	16'6"	Fine Brown and Light Brown Sand, occasional Gravel, occasional Silt (SM)			
		Sample # 4 @ 15' to 16'6" (WET) REFUSAL - HARDPAN	6-21-20/2"	14"	
16'6"	23'	Medium to Fine Brown and Light Brown Sand, Silt, Gravel (HARDPAN)			
		Sample # 5 @ 20' to 21'6" (WET)	25-30-30	18"	
23'	27'	Medium to Fine Brown and Light Brown Sand, occasional Gravel (SW)			
		Sample # 6 @ 25' to 27'	14-11-14-15	24"	
		NOTE: BORING IN CLOSE PROXIMITY TO EXISTING CESSPOOL PERCHED WATER INTERFACING WITH ACTUAL GROUNDWATER LEVEL AT 23'3" END OF BORING: 27'0"			

BORING No.**1****REPORT ON BORINGS**

DATE: 11/3/09

SURFACE ELEVATION:

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
1			TOPSOIL (FILL)
			MEDIUM TO FINE BROWN SAND, SOME GRAVEL, SOME SILT, OCCASIONAL LARGE GRAVEL (FILL)
	2	1	
	8		
5			MEDIUM TO FINE BROWN SAND, SOME GRAVEL, SOME SILT, OCCASIONAL LARGE GRAVEL (SM)
	14	2	
	21		
10			
	9	3	
	11		
15			COARSE TO FINE BROWN AND LIGHT BROWN SAND, SOME GRAVEL (SW)
	11	4	
	12		
20			
	8	5	
	12		
25			
	5	6	
	6		

GENERAL NOTES

1) WATER LEVELS SHOWN ARE THOSE MEASURED ON THE DATE INDICATED AND MAY NOT BE REFLECTIVE OF DAILY OR SEASONAL VARIATIONS IN THE GROUNDWATER LEVEL.

2) THE BORING RESULTS REPRESENT SUB-SURFACE CONDITIONS AT THE BORING LOCATIONS ONLY AND ARE NOT NECESSARILY REPRESENTATIVE OF CONDITIONS AT OTHER LOCATIONS.

WATER LEVEL: 23'0"

END OF BORING: 27'0"

JOB DESCRIPTION / LOCATION

JOHN JERMAIN MEMORIAL LIBRARY

201 MAIN STREET, SAG HARBOR, NEW YORK

JOB NUMBER

09-119

SCALE

NTS

DRAWN BY

CLB

DATE

11/3/09

DRAWING NUMBER

1 OF 3

**SLACKE TEST BORING, INC.***Subsurface Soils & Foundation Explorations*P.O. BOX 64, KINGS PARK, LONG ISLAND, NY 11754
TEL (631) 269-7930 FAX (631) 269-7932

BORING No. 2

REPORT ON BORINGS

DATE: 11/3/09

SURFACE ELEVATION:

DEPTH IN FEET	SPOON BLOWS	SAMPLE NO.	DESCRIPTION OF SAMPLE
1			TOPSOIL AND LOAM (PROBABLE FILL)
	2		
	3	5	1 FINE BROWN AND LIGHT BROWN SAND, TRACE FINE GRAVEL (SP)
5			
	3	4	2
	4		
10			
	8	9	3
	11		
15			
	6	21	4 FINE BROWN AND LIGHT BROWN SAND, OCCASIONAL GRAVEL, OCCASIONAL SILT (SM)
	20/2"		
			MEDIUM TO FINE BROWN AND LIGHT BROWN SAND, SILT, GRAVEL (HARDPAN)
20			
	25	30	5
	30		
25			
	14	11	6 MEDIUM TO FINE BROWN AND LIGHT BROWN SAND, OCCASIONAL GRAVEL (SW)
	14	15	

GENERAL NOTES

NOTE: BORING LOCATED IN CLOSE PROXIMITY OF EXISTING CESSPOOLS.

PERCHED WATER AT 15'0"

WATER LEVEL: 23'3"

END OF BORING: 27'0"

JOB DESCRIPTION / LOCATION

JOHN JERMAIN MEMORIAL LIBRARY

201 MAIN STREET, SAG HARBOR, NEW YORK

JOB NUMBER

09-119

SCALE

NTS

DRAWN BY

CLB

DATE

11/3/09

DRAWING NUMBER

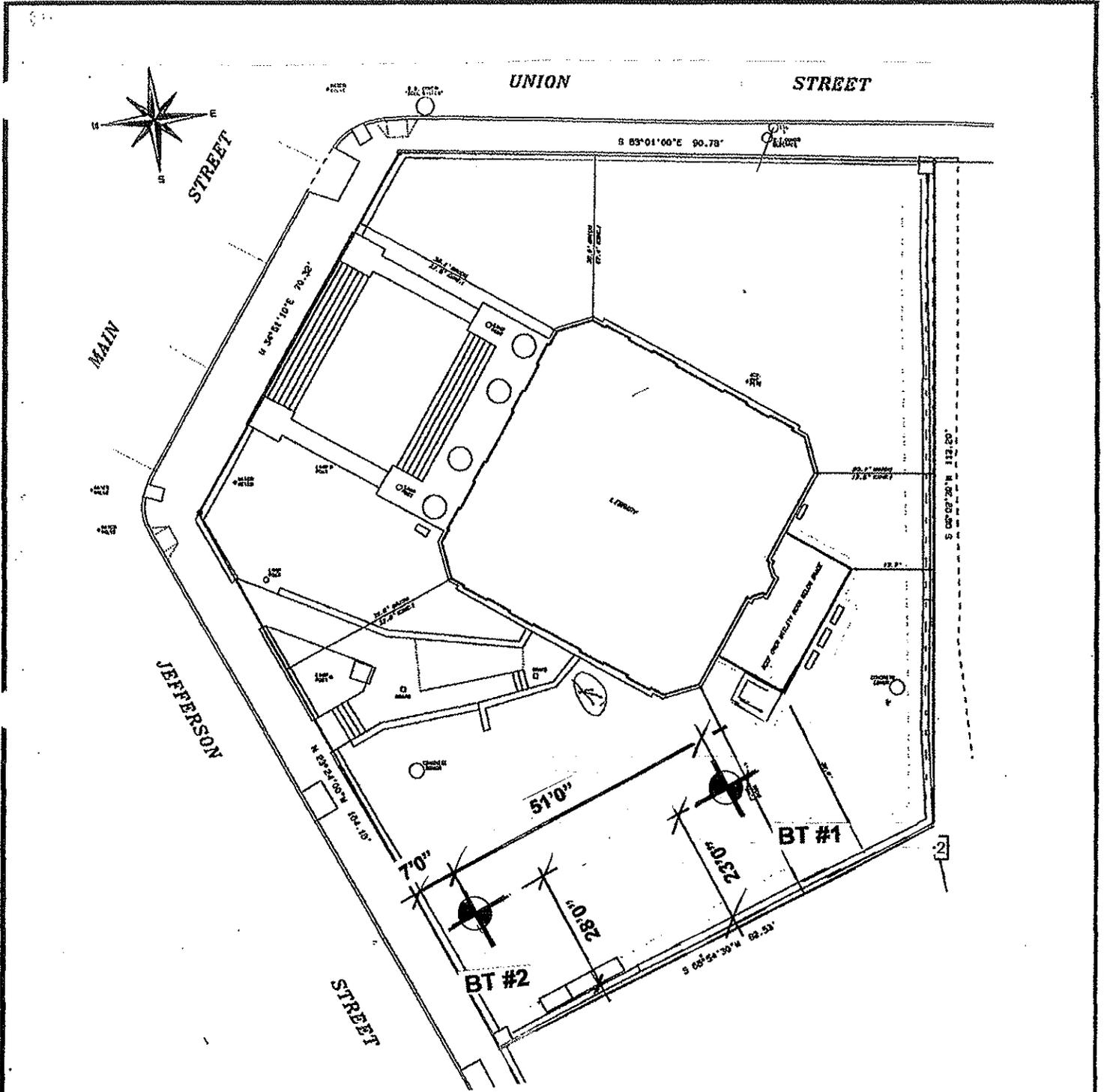
2 OF 3



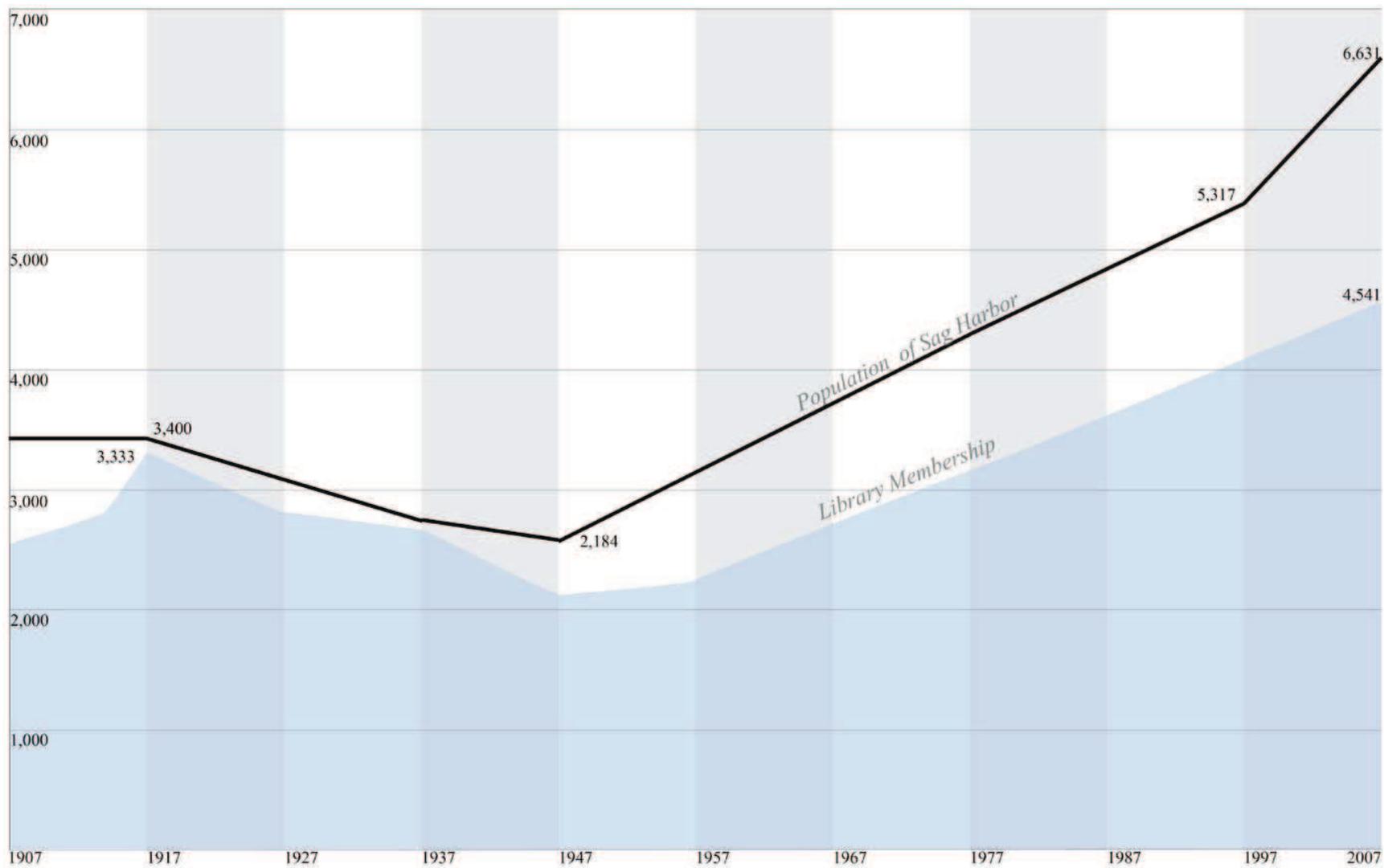
SLACKE TEST BORING, INC.

Subsurface Soils & Foundation Explorations

P.O. BOX 64, KINGS PARK, LONG ISLAND, NY 11754
TEL (631) 269-7930 FAX (631) 269-7932



JOB DESCRIPTION / LOCATION JOHN JERMAIN MEMORIAL LIBRARY 201 MAIN STREET, SAG HARBOR, NEW YORK	JOB NUMBER 09-119
	SCALE NTS
 SLACKE TEST BORING, INC. <i>Subsurface Soil & Foundation Explorations</i> P.O. BOX 64, KINGS PARK, LONG ISLAND, NY 11754 TEL. (516) 269-7830 FAX (516) 269-7832	DRAWN BY CLB
	DATE 11/3/09
	DRAWING NUMBER 3 OF 3



Sag Harbor Population and Library Membership

The John Jermain Memorial Library
Traffic and Parking Supplement
To the Part I Environmental Assessment Form
For the Renovation and Expansion of its Facilities

Prepared For:

The Village of Sag Harbor Planning Board

On Behalf of the

John Jermain Memorial Library

201 Main Street, Sag Harbor, NY

Prepared by: David J. S. Emilita, AICP

December 2009

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Introduction

The purpose of this report is to provide supplementary information with respect to traffic and parking issues for the renovation and expansion of the John Jermain Memorial Library located at 201 Main Street Sag Harbor, NY. This report will identify potential traffic and parking impacts for both the library renovation and expansion and suggest options for the Village to consider that will avoid, minimize or mitigate these impacts. As will be demonstrated, these options will not cause any significant changes to the existing traffic or parking patterns but rather will improve somewhat on existing conditions.

The proposed project entails an expansion of 7,267 SF to the rear of the existing 7,084 SF Library, with 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 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.

Analysis of Parking Requirements per Sag Harbor Village Zoning Code

Table 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 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. Normal staffing is from 5 to 6 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 1.

The proposed expansion nets an increased requirement of some 28+ spaces (Column B + Column C), for a net aggregate deficit of 84 spaces. 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.

The Village Code does not specify handicapped parking requirements, but these are stated in the ADA Accessibility Guidelines 4.1.2. The footnote to Table 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 1: Parking and Loading Requirement Analysis

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	38.7 [1,550 SF/40 SF]	29.8 [1,192 SF/40 SF]	-5.6 [-225 SF/40SF]	62.9 [A+B+C]
+	+	+	+	+
1 @ Employee	13.0 [13 Staff/1]	4.0 [4 Staff/1]	-4.0 [-4Staff/1]	13.0 [A+B+C]
+	+	+	+	+
Storage Use (Shelving Areas counted as Storage): 1 @ 500 SF Floor Area	3.6 [1,823 SF/500 SF]	3.1 [1,562 SF/500 SF]	1.4 [709 SF/40 SF]	8.1 [A+B+C]
= Aggregate Parking Spaces Required	55.3 Required -0- Provided	36.9 Required	-8.2 Spaces	84.0 Required and Aggregate Deficit
Handicapped Parking per ADA Requirements*	3	2	-1	4
Loading Space Calculations per Schedule 55-9.6 (E)	1	1	(As Existing)	1

* Per ADA requirements, 1 handicapped 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.

Analysis of Library Patron Surveys

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

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.

Table 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 wasn’t asked in 2003.) Minor numbers arrived by bus, motorcycle, or other method or did not answer the question.

Table 2: Patron Survey Analysis

Travel Mode	October 2003 Survey		August 2009 Survey	
	Avg. Daily Number	%	Avg. Daily Number	%
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
Total	59.5	100	88.4	100

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 visitors (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.

Traffic Analysis

Traffic counts for nearby intersections were gathered by the Library on Saturday afternoon, September 5 of the Labor Day weekend 2009. The intersections counted were: Main/Madison/Spring; Main/Union/Garden; and Main/Jefferson. *Table 3* 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. 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 total 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.

Reversing 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 of 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 to 337 cars on Main St. proper in the central business district (CBD).

Summarizing the Main St peak hour 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 headed 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: 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 $\frac{3}{4}$ 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 Highway) 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 $\frac{3}{4}$ (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.

Table 4 shows the traffic generation analysis using the Institute of Transportation Engineers (ITE) standard Trip Generation Manual 8th 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 John Jermain 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 2 previously.

Shown below are the calculated and tabulated figures. Daily trip calculated figures based on ITE data are for a weekday. To the Library’s highest 6 tabulated days in August (weekdays except one) were added trips by 13 employees (26 trip ends) even though they may not have been taken during the peak hour, to give a conservative estimate. (Mondays and Thursdays 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 is fully operational after completion would be 524 trips per day. Of these trips, as much as one-third amount would be by bicycle, drop-offs, or walking, as shown in Table 2.

Table 4: 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, 8th Edition. “Trips” equals trip-ends, one arriving and one leaving.

Perhaps more important than average daily trip generation is the traffic generated in the peak hour. Table 5 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 today of 34 trips and a build-out trip end peak hour generation of 68 vehicles.

Table 5: 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*, 8th Edition.

** From Table 4 based on the highest 6 traffic arriving days in August 2009.

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 on a Saturday, but adding 68 vehicles to either of these figures represents but between an 9% to a 10% increase, noticeable, 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, 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.

Parking Analysis - Demand

An analysis of parking demand will now be presented. It is partially based on the published authority in this field, 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 next be taken up. Lastly in this section, the synergistic or combined parking demand of nearby institutions will be discussed.

Table 6 shows the number of parking spaces that are currently required by the Sag Harbor Village Code in Column B. This derives from Table 1. Column C of Table 6 shows the number that would be required by applying ITE standards at peak hour on a weekday. 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 the 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 (adding a Friday and dropping a Saturday from the Table 2 discussion) a daily average of 87 cars arrived, all presumably seeking parking near the Library. Parking demand during the peak hour is 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.

Table 6: Parking Demand Generation for Existing Library and Expansion of Library

A- John Jermain Library	B- Required Parking per Village Code	C- Peak Hour Parking Demand per ITE: 4.19/1000 GSF* (rounded up)	D- Peak Hour Parking Demand per August 2009 Library Survey**	E- Peak Hour Demand plus Employees (13)
Existing Library - 7,084 SF	56	30	17	30
Expanded Library - 14,351 SF	84	61	34	47

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

** Based on the ratio of peak hour traffic per 1,000 GSF (7.13) to average daily traffic per 1,000 GSF (56.24) which is 0.13. Average daily traffic today is 260 from Table 4; projected average daily hour traffic from Table 4 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.

Parking Analysis – Supply

Residents and visitors alike would agree that Sag Harbor is a walkable historic village with a compact central business district, charming shops and well cared-for homes that characterize its visual appeal. The Library is located within close walking distance to the various retail shops, services, civic and cultural facilities and the restaurants along Main Street and itself. Located in an urban single-family residential setting, it shares a portion of Main Street with the Sag Harbor Whaling Museum and the Sag Harbor Custom House, two significant reminders of this Village’s historic past. 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.

In this section of the report, a parking analysis will be conducted to determine overall parking conditions in the vicinity of the Library, expected parking demand generated by the Library expansion and impact of this expansion on the current inventory of available parking spaces. Much of the background information for this discussion is contained in the May 2009 BFJ Planning report.

The aerial photo contained in the Traffic and Parking Survey in Appendix 2 shows the available parking opportunities within 1/4 mile radius of the Library, which is the 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 the right-hand side of the street or the one side that has a sidewalk, if only one, as many of these streets are narrow or allow only one-way traffic flow. Most of these unrestricted spaces are not

striped, so patrons of the Library, the Whaler's Museum and other nearby attractions park wherever space permits. This can lead to a somewhat inefficient accommodation for on-street parking.

Restricted on-street parking is also available, including three short-term parking spaces on Main Street in front of the Library (up to 30 minutes, including one handicapped space) and 2 hour parking northerly of the Library on the west side Main Street and on the west side of Madison Street north of Union Street.

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. 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 Whaler's 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 Whaler's Church contains about 21 parking spaces and is open on Sunday mornings, starting at 9 am, for service, Sunday school and a nursery program. Church music rehearsals take place on Thursday evenings at 6 pm.

The parking survey results taken on the 2009 Labor Day weekend are contained in Appendix 2. To be realistic, the main municipal parking lot accessed via Spring St., the Main St. metered 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. This leaves a potential on-street unmetered parking inventory of 272 spaces available. To be conservative, only the on-street parking spaces south of Spring St., on and west of Church St., and north of Palmer Terrace to be considered as likely spaces to be used by Library patrons in the peak hour. This leaves a total of 196 potential spaces.

On Saturday of the Labor Day weekend, the average number of available vacant spaces during the peak hours of from 12:00 Noon to 2:00 PM in these areas closer to the Library was 130, a vacancy rate of 66%. As said earlier, 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. Comparing this figure to the Library's projected peak hour parking demand of 47 spaces from Table 6, and even the 84 spaces required by the Village Code, and a surplus of spaces available can be seen.

Potential Parking Demand From Nearby Institutions

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. 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 on.

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 (Land Use Code 580) for the three cases cited, and a 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, had 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, being some 2,108 SF in size per the Town GIS. Using the same parking demand factor of 4.74 spaces per 1,000 GSF, results in a total peak hour parking demand of 10 spaces. About 4 spaces are provided in an on-site un-striped lot. 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.

Returning to the discussion of the on-street parking demand of the Library, subtracting the on-street demand of the Custom House on Garden St., the Whaling Museum on-street parking on the west side of Main St. from Garden St. to Howard St., plus the vacant on-street parking in the blocks containing the churches, all in a worst case parking scenario, and 97 vacant spaces within a very walkable locus remains. Comparing this again to the Library's projected peak hour parking demand of 47 spaces from Table 6, and even the 84 spaces required by the Village Code, and a surplus of vacant spaces still remains available.

Options for Traffic and Parking

It is believed 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 hour and when the nearby institutions may also be experiencing peak hour parking demand. But some options to improve on existing conditions can be offered at this time.

An option to fulfill ADA parking compliance would designate all three parking spaces at 201 Main St. for handicapped parking. The fourth handicapped parking space could be provided on Jefferson St.

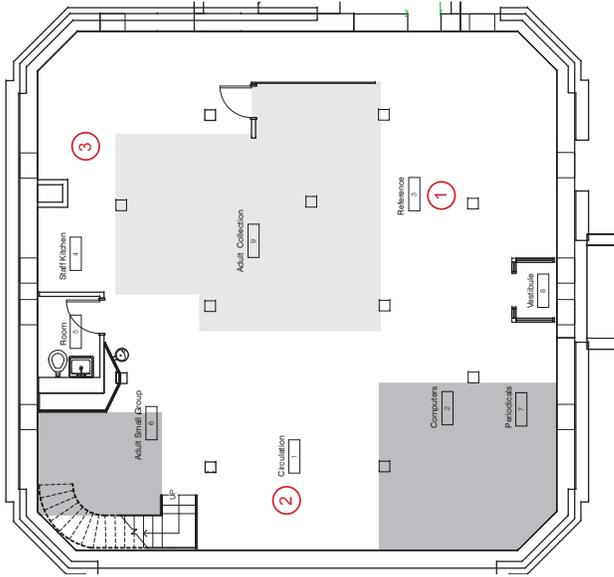
Another option for Jefferson St. would be to "flip" the parking and travel lanes to the opposite sides of the street. This would place the parking spaces mostly used by Library patrons on the north side of the street eliminating the need for these patrons to cross the street. However, the sidewalk on this side of the street proceeds easterly only across the frontage of the next easterly property, while the sidewalk on the southerly side of Jefferson proceeds all the way to Suffolk St. The sidewalk on the northerly side of Jefferson St. would have to be extended as far as proposed parking on that side of the street, to enable safe walking conditions to the Library. Existing conditions, including the left hand curve on Jefferson St. need further study to make this a certain option at this time.

An option that would greatly assist in efficiently managing parking demand would be to stripe the unrestricted on-street spaces in the vicinity of the Library. At this point in the reporting process, exactly where this would be most effective has not as yet been determined. One location could be on both sides of Main St., south of Jefferson and Garden Sts. but how far south has not yet been determined. Striping Main St. North of Garden St. to Spring St. is another option.

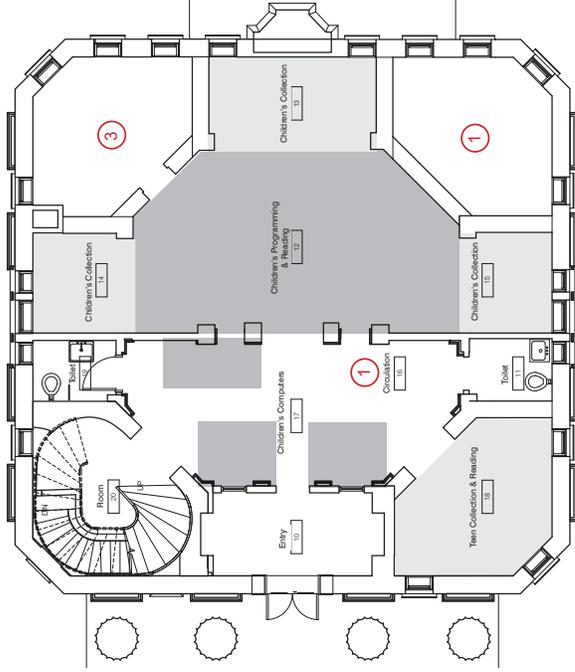
As the review of the traffic and parking issues proceeds, a follow up to this report can further develop those options.

Appendices

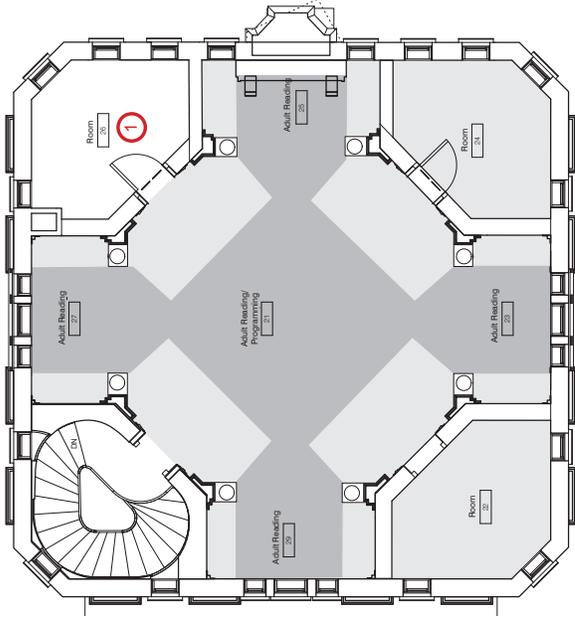
Appendix 1: Off Street Parking and Loading Requirements - Floor Plan Analysis



EXISTING LOWER LEVEL PLAN



EXISTING LEVEL 1 PLAN



EXISTING LEVEL 2 PLAN

§ 55-9.6 OFF-STREET PARKING AND TRUCK LOADING

(A) EXISTING CURRENT BUILDING

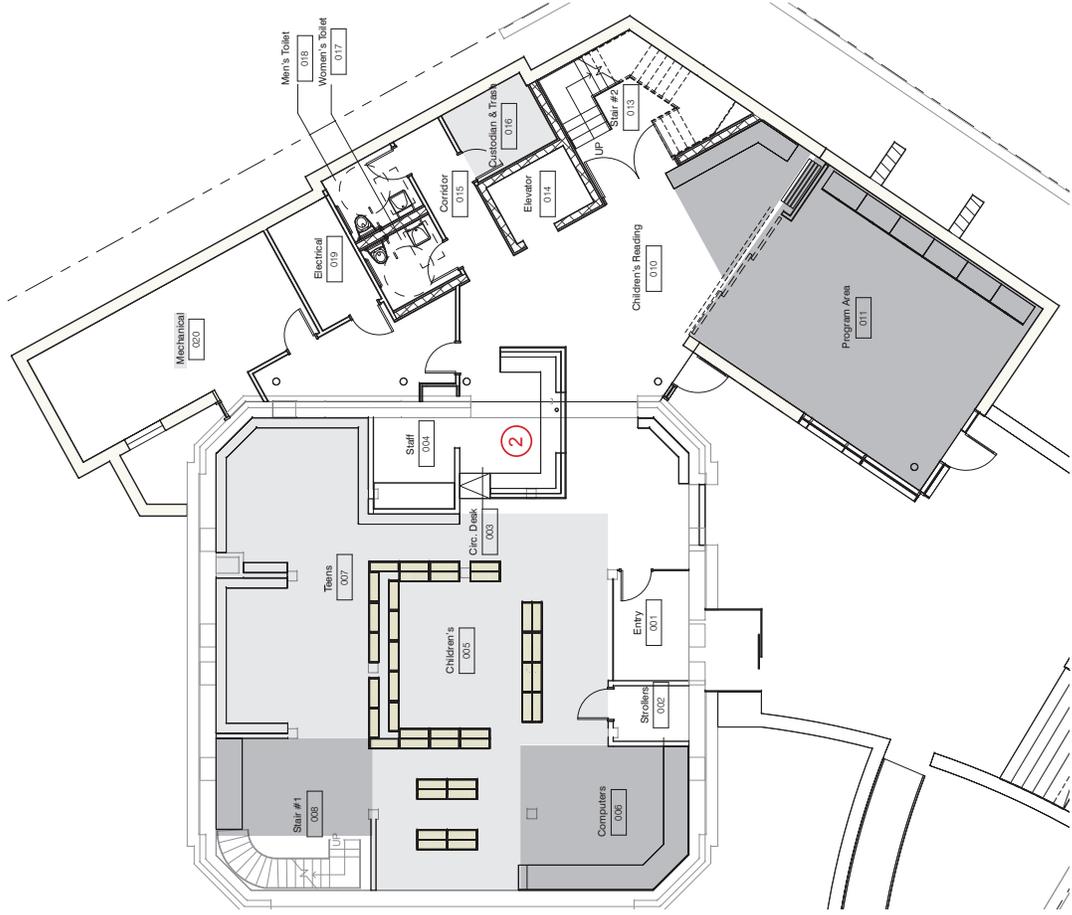
A. OFF-STREET PARKING PER SCHEDULE 55-9.6(D)

SEATING	38.7 (1,550 SF/40 SF)
NUMBER OF STAFF	13.0 (13 STAFF/1)
STORAGE	3.6 (1,823 SF/500 SF)
	= 55.3 SPACES

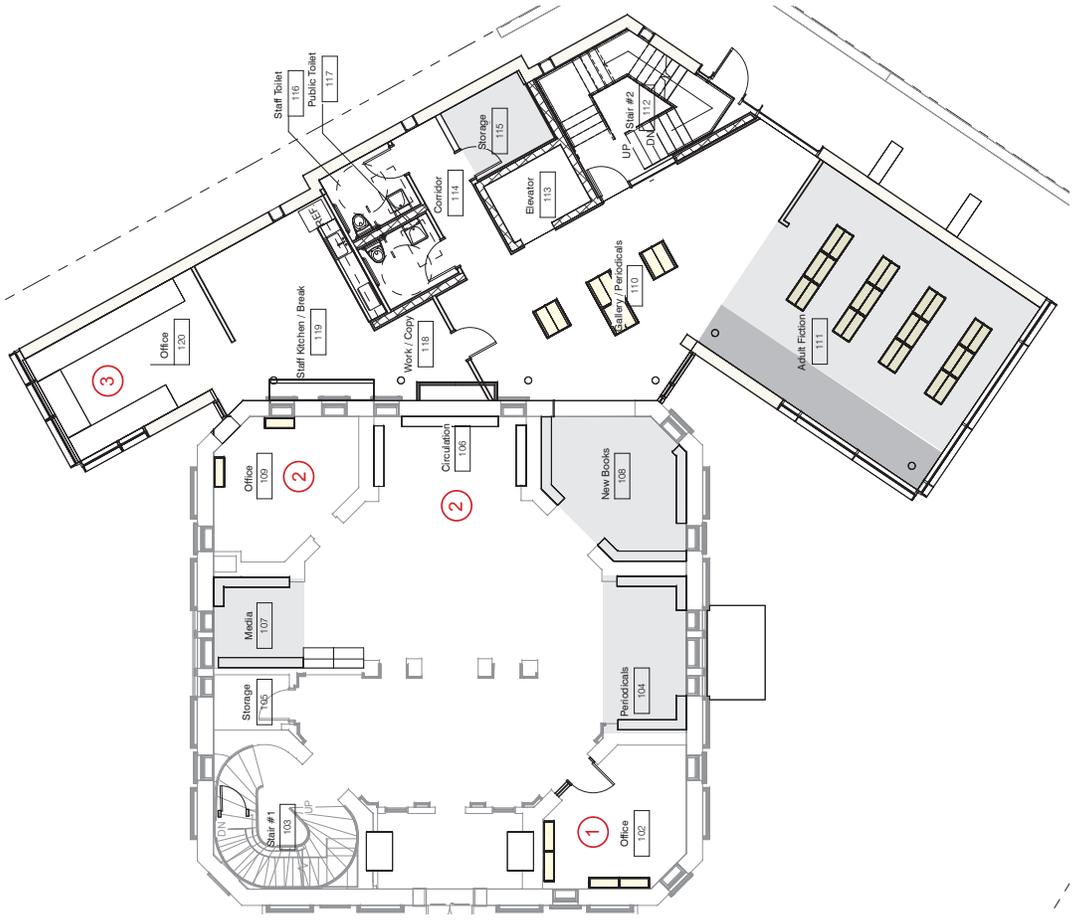
B. OFF-STREET TRUCK LOADING PER SCHEDULE 55-9.6(E)

7,428 SF
(TOTAL EXISTING AND EXPANSION)

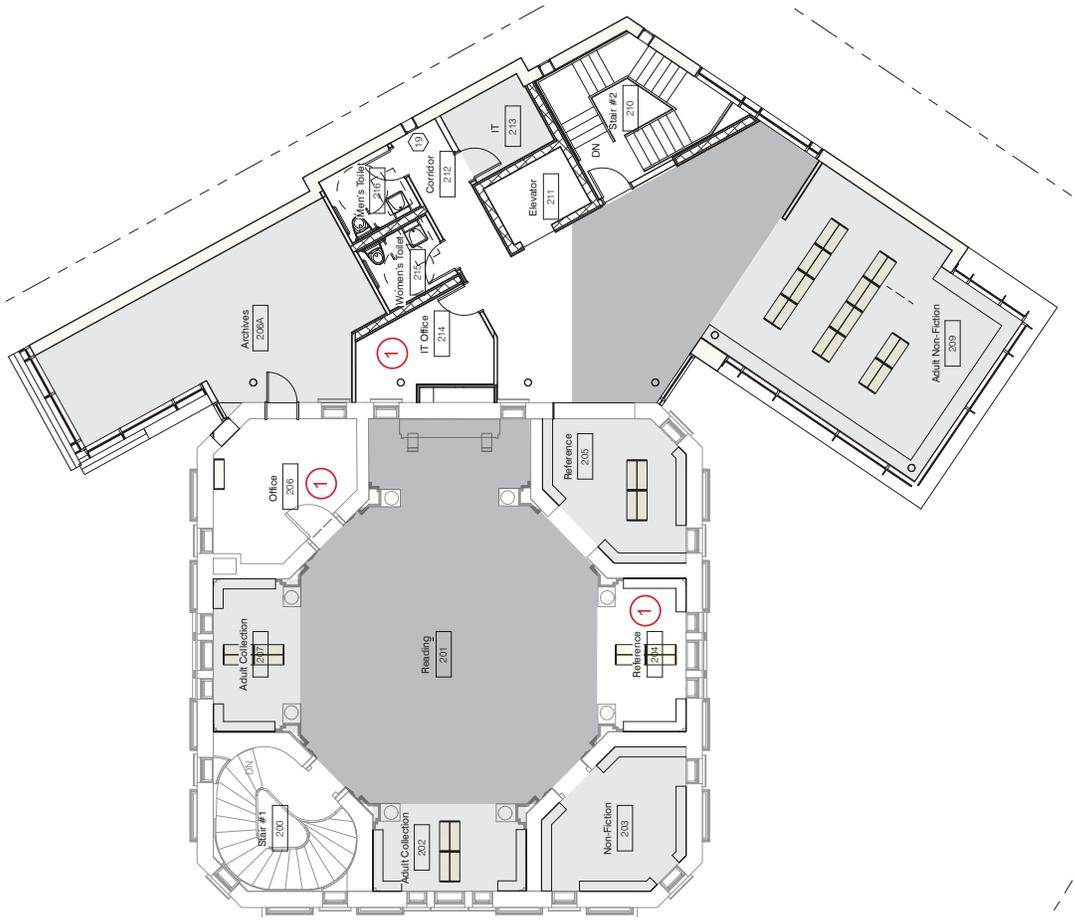
1 SPACE



PROPOSED LOWER LEVEL PLAN



PROPOSED LEVEL 1 PLAN



PROPOSED LEVEL 2 PLAN

§ 55-9.6 OFF-STREET PARKING AND TRUCK LOADING	
(B) COMPLETE	
<i>EXISTING AND EXPANSION</i>	
A. OFF STREET PARKING PER SCHEDULE 55-9.6(D)	
SEATING	62.9 (2,517 SF/40 SF)
NUMBER OF STAFF	13.0 (13.0 STAFF/1)
STORAGE	8.1 (4,050 SF/500 SF)
	= 84 SPACES
B. OFF-STREET TRUCK LOADING PER SCHEDULE 55-9.6(E)	
	1 SPACE
	7,428 SF (TOTAL EXISTING AND EXPANSION)

Appendix 2: Sag Harbor Library Traffic & Parking Survey - Sept. 2009

Sag Harbor Library Traffic & Parking Survey

Prepared for:

Newman Architects, LLC

300 York Street
New Haven, CT 06511

&

John Jermain Memorial Library

201 Main Street
Sag Harbor, NY

Prepared by:

BFJ Planning

115 Fifth Avenue
New York, NY

Date:

Saturday, September 5, 2009 (Labor Day Weekend)

Parking Survey Results

BFJ Planning

Sag Harbor Library Parking Survey Sag Harbor, NY

Count Date: Saturday, September 5, 2009 (Labor Day weekend)

Weather: Sunny/75F

Street/Lot Name	Street Side	Segment	Capacity	12:00PM Vacant Spaces	1:00PM Vacant Spaces	2:00PM Vacant Spaces	Average Vacant Spaces	Percent Vacant Spaces
On-Street Non-Metered Parking								
Main Street	East	Oakland Ave. - Palmer Ter.	17	16	15	12	14	82%
Main Street	East	Palmer Ter. - Jefferson St.	21	18	17	19	18	86%
Main Street	East	Jefferson St. - Union St.	3	0	2	1	1	33%
Main Street	East	North of Union Street	3	3	2	3	3	100%
Main Street	West	Spring St. - Garden St.	21	10	9	8	9	43%
Main Street	West	Garden St. - Howard St.	18	14	14	11	13	72%
Main Street	West	Howard St. - Bayview Ave.	26	24	23	24	24	92%
Howard St.	North	Main St. - Spring St.	22	12	11	13	12	55%
Garden St.	North	Main St. - Spring St.	15	13	14	14	14	93%
Palmer Ter.	North	East of Main St. (up to the left-turn curve)	17	15	15	15	15	88%
Palmer Ter.	South	East of Main St. (up to the left-turn curve)	16	11	9	9	10	63%
Jefferson St.	South	Suffolk St. - Main St.	12	5	8	7	7	58%
Suffolk St.	West	Concord St. - Jefferson St.	19	15	11	9	12	63%
Amity St.	South	Madison St. - Suffolk St.	6	1	5	5	4	67%
Jefferson St.	South	Madison St. - Suffolk St.	6	6	3	6	5	83%
Madison St.	West	Main St. - Union St.	20	16	20	12	16	80%
Madison St.	West	Union St. - Jefferson St.	5	3	3	5	4	80%
Madison St.	West	Jefferson St. - Amity St.	7	3	4	4	4	57%
Union St.	South	Madison St. - Church St.	4	4	3	3	3	75%
Sage St.	South	Madison St. - Church St.	8	1	3	2	2	25%
Church St.	East	Union St. - Sage St.	6	4	4	2	3	50%
Subtotal On-Street Non-Metered Parking			272	194	195	184	193	71%
On-Street Metered Parking								
Main Street	East	Washington St. - Madison St.	32	4	6	7	6	19%
Main Street	West	Washington St. - Spring St.	17	0	0	0	0	0%
Subtotal On-Street Metered Parking			49	4	6	7	6	12%
Municipal Parking Lot								
Spring/ Meadow/ Rose Parking Lot			98	21	24	28	24	24%
Private Parking Lots								
Whaler's Museum Lot (off Garden St.)			20	20	17	20	19	95%
Union St. Parking Lot			21	15	19	21	18	86%
Church St. Parking Lot			75	61	70	73	68	91%
Subtotal Private Parking Lots			116	96	106	114	105	91%



Legend

- On-Street Parking
- Parking Lots
- John Jermain Memorial Library
- xx% Vacant Spaces (12pm-3pm Saturday, September 5, 2009)

PARKING



Scale is shown as above

Traffic Survey Results

PEAK HOUR TRAFFIC VOLUMES
Main St., Madison St. & Spring St.

Intersection:

Day/Date of Count: Saturday/ September 5, 2009
 Project: Sag Harbor Library Traffic & Parking Survey

Municipality/State: Sag Harbor, NY

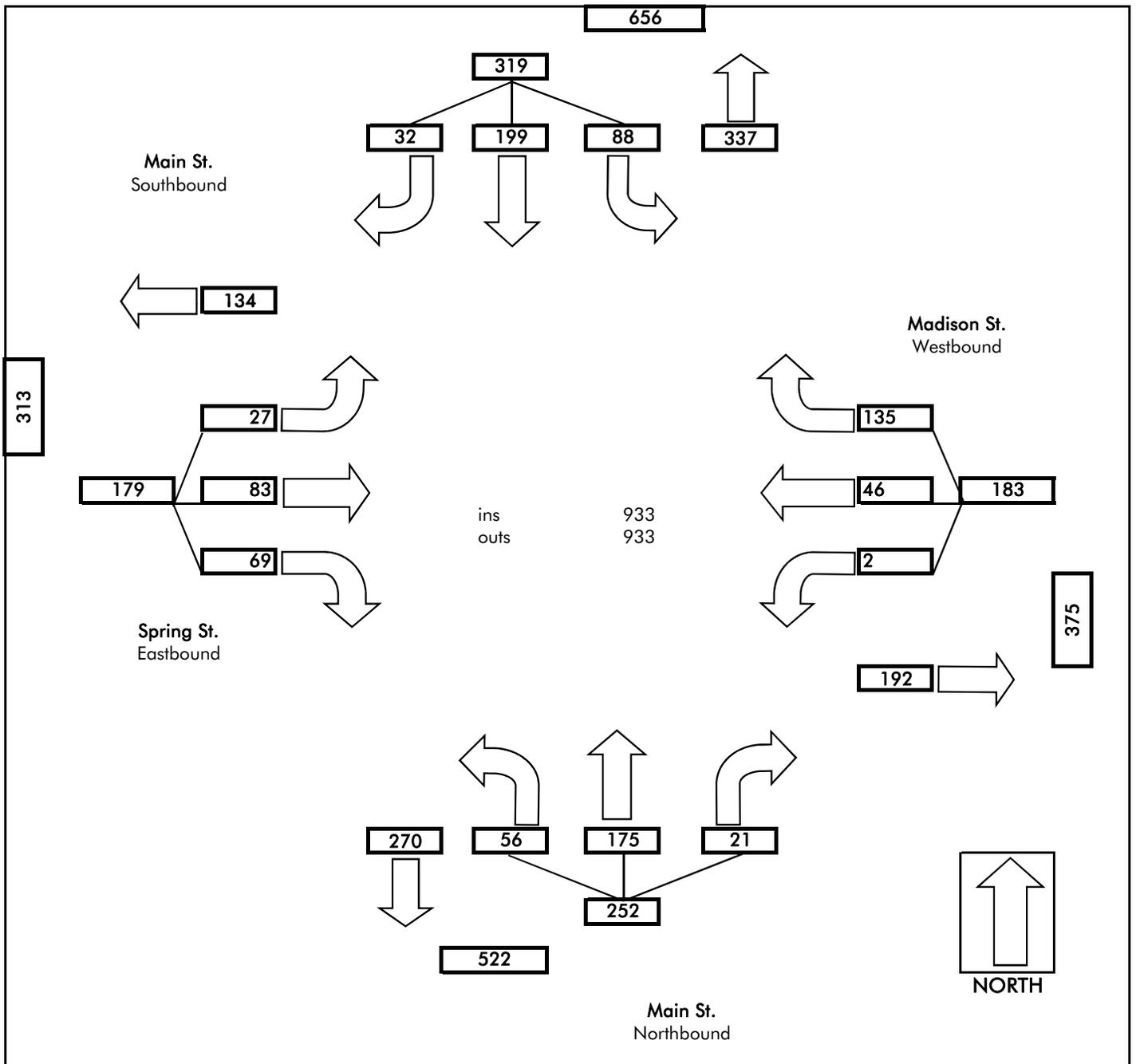
	Spring St. Eastbound				Madison St. Westbound				Main St., Madison St. & Spring St.				Main St. Northbound				Main St. Southbound				15 minute Totals		
	left		right		left		right		left		right		left		right		left		right				
	thru	TV	thru	TV	thru	TV	thru	TV	thru	TV	thru	TV	thru	TV	thru	TV	thru	TV	thru	TV			
12:00 PM	2	20	0	12	16	28	4	107	3	114	7	104	4	115	277								
12:15 PM	5	40	0	17	46	63	16	21	2	39	22	18	5	45	187								
12:30 PM	5	43	0	15	34	49	12	43	6	61	22	61	10	93	246								
12:45 PM	8	47	0	11	36	47	20	20	5	45	26	33	8	67	206								
1:00 PM	5	50	2	14	28	44	14	62	7	83	20	61	6	87	264								
1:15 PM	9	39	0	6	37	43	10	50	3	63	20	44	8	72	217								
1:30 PM	7	35	1	7	19	27	5	48	4	57	26	55	7	88	207								
1:45 PM	5	39	0	7	50	57	18	44	2	64	33	41	6	80	240								
2:00 PM	7	35	0	6	23	29	9	34	2	45	28	24	5	57	166								
2:15 PM	11	33	0	7	38	45	9	57	5	71	34	60	2	96	245								
2:30 PM	7	32	0	9	26	35	8	42	4	54	32	34	8	74	195								
2:45 PM	7	29	0	8	29	37	13	62	4	79	26	44	8	78	223								
Peak Hour (12:30-1:30)	78	442	3	119	382	504	138	590	47	775	296	579	77	952	2209								
Peak Hour Factor (12:30-1:30)	0.75	0.77	0.25	0.77	0.91	0.93	0.70	0.71	0.75	0.76	0.85	0.82	0.80	0.86									

933 hourly pk traffic vol

PEAK HOUR TRAFFIC VOLUMES
Main St., Madison St. & Spring St.
Mid-Day Peak Hour

Peak Hour: (12:30-1:30)
 Day/Date: Saturday/ September 5, 2009
 Notes:

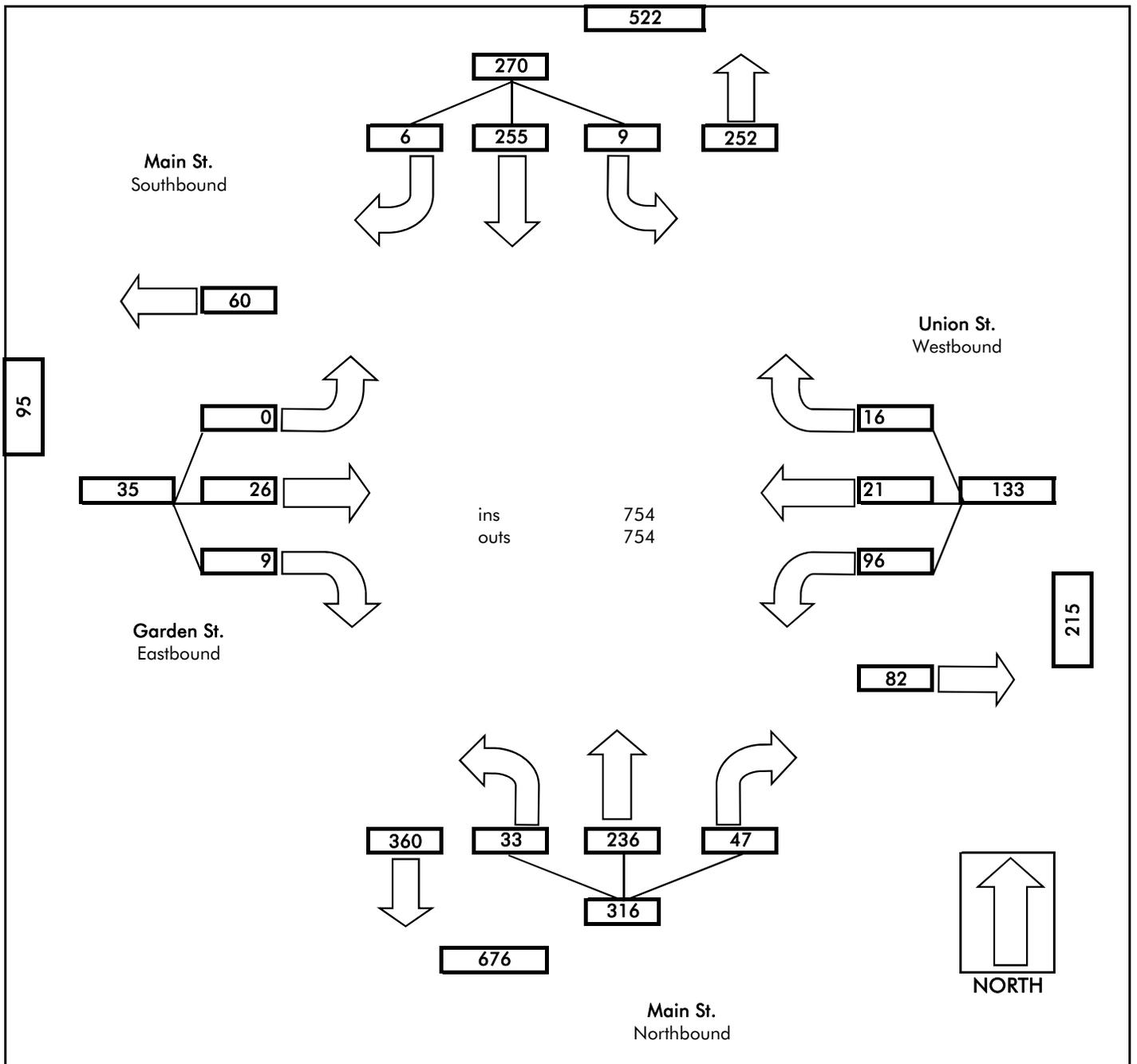
Project: Sag Harbor Library Traffic & Parking Survey
 Municipality/State: Sag Harbor, NY



PEAK HOUR TRAFFIC VOLUMES
Main St., Union St. & Garden St.
Mid-Day Peak Hour

Peak Hour: (12:30-1:30)
 Day/Date: Saturday/ September 5, 2009
 Notes:

Project: Sag Harbor Library Traffic & Parking Survey
 Municipality/State: Sag Harbor, NY



PEAK HOUR TRAFFIC VOLUMES

Main St. & Jefferson St.

Intersection:

Day/Date of Count: Saturday/ September 5, 2009
 Project: Sag Harbor Library Traffic & Parking Survey

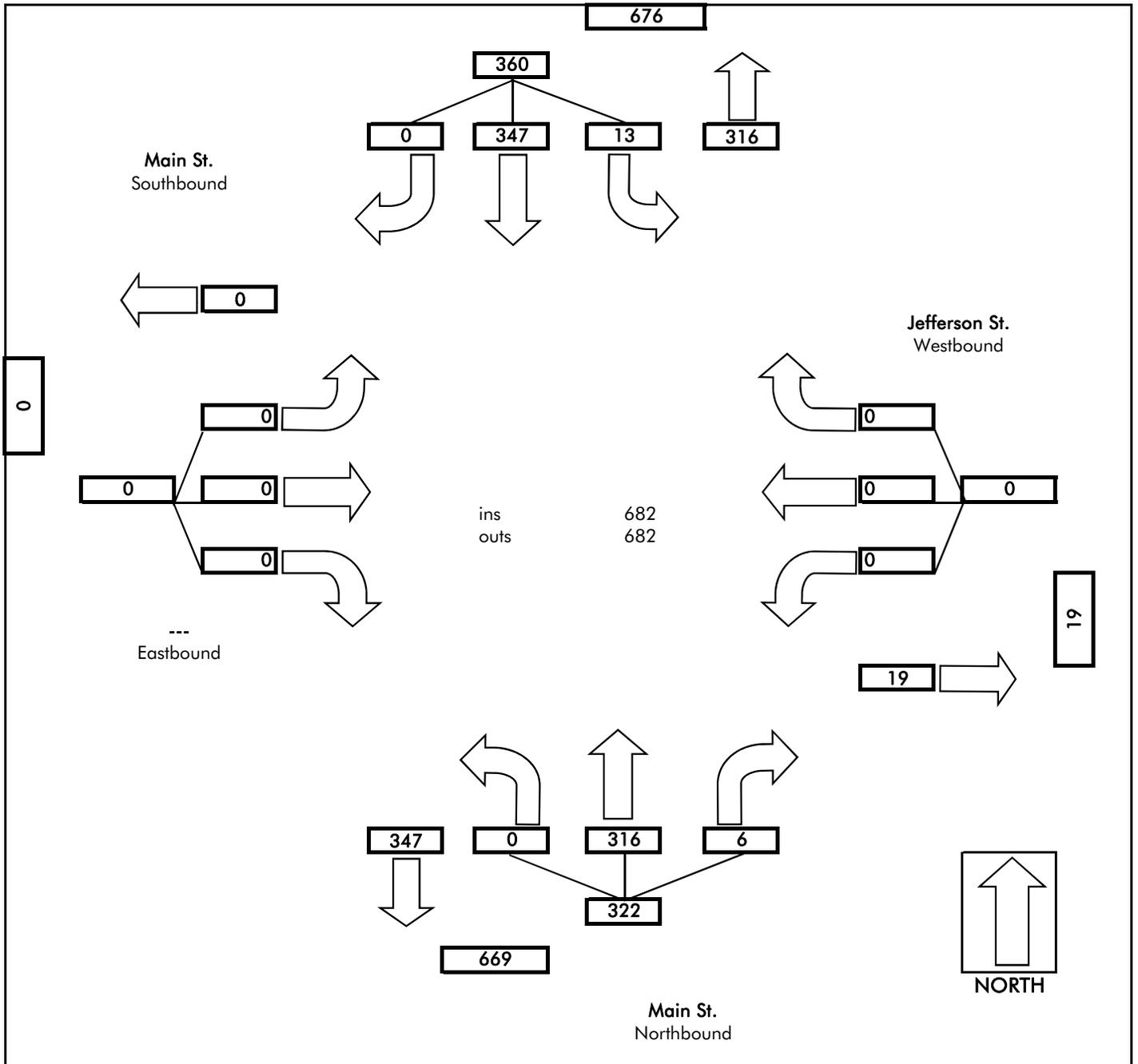
Municipality/State: Sag Harbor, NY

	Main St. & Jefferson St.												15 minute Totals
	Eastbound			Jefferson St. Westbound			Main St. Northbound			Main St. Southbound			
	left	thru	right	TV	left	thru	right	TV	left	thru	right	TV	
12:00 PM	0	0	0	0	0	0	0	51	7	140	147	198	
12:15 PM	0	0	0	0	0	2	62	3	56	59	121	121	
12:30 PM	0	0	0	0	83	2	85	5	102	107	192	192	
12:45 PM	0	0	0	0	58	0	58	1	70	71	129	129	
1:00 PM	0	0	0	0	93	1	94	3	101	104	198	640	
1:15 PM	0	0	0	0	82	3	85	4	74	78	163	682	
1:30 PM	0	0	0	0	68	3	71	3	84	87	158	648	
1:45 PM	0	0	0	0	87	0	81	3	78	81	162	681	
2:00 PM	0	0	0	0	54	2	56	1	57	58	114	597	
2:15 PM	0	0	0	0	76	3	79	0	84	84	163	597	
2:30 PM	0	0	0	0	64	3	67	0	67	67	134	573	
2:45 PM	0	0	0	0	91	5	96	3	83	86	182	593	
Peak Hour (12:30-1:30)	0	0	0	0	0	25	885	33	996	1029	1595	682	
Peak Hour Factor	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.85	0.86	0.65	0.85	0.84	0.84	hourly pk traffic vol	

PEAK HOUR TRAFFIC VOLUMES
Main St. & Jefferson St.
Mid-Day Peak Hour

Peak Hour: (12:30-1:30)
 Day/Date: Saturday/ September 5, 2009
 Notes:

Project: Sag Harbor Library Traffic & Parking Survey
 Municipality/State: Sag Harbor, NY



The John Jermain Memorial Library
Traffic and Parking Supplement #2
To the Part I Environmental Assessment Form
For the Renovation and Expansion of its Facilities

Prepared For:

The Village of Sag Harbor Planning Board

On Behalf of the

John Jermain Memorial Library

201 Main Street, Sag Harbor, NY

Prepared by: David J. S. Emilita, AICP

February 8, 2010

Introduction

The purpose of Traffic and Parking Supplement #2 to the Library's Part I EAF is to continue the further development and refinement of options suggested in the December 2009 report, as well as respond to the review and suggestions made by the Planning Board and its planning consultant.

The discussion items may be summarized as follows:

1. Elimination from further consideration of making Union Street one-way west bound, with curb parking. Union Street appears to be too significant of a traffic mover in the east west-direction and should continue to remain a two-way street for the foreseeable future.
2. Leave parking on Jefferson Street on the south side of the street, not flipping it over to the north side. To do so would require a switchback further east before the left turn in the street because of the existing curbing and on-street parking and also possibly interfere with the normal operation of wheelchair use at the Library curbside.
3. The location of handicapped parking spaces appears to have been determined. Three handicapped spaces will be located on the south side of Jefferson Street nearest to the Library and the fourth space on Main Street in front of the Library.
4. Assess the effect on traffic and parking, if any, of programmatic changes in Library functions due to the expansion of its floor space. This is not expected to increase demand for parking beyond the incremental demand of the increased floor area because much of the increased floor area is required for handicapped accessibility and no new programs for the increased floor space are envisioned by the Library. This topic will also be discussed in separate submission made by the Library.
5. Study the striping of unrestricted on-street parking in the vicinity of the Library. This will be developed in the discussion to follow.

Actual Available Parking

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. Sag Harbor is no different. By offering an analysis of actual available parking, the Library will attempt to show that a sufficient number of spaces is available for use within a walking reasonable distance. This availability can be shown by preparing an analysis of a parking striping plan for the vicinity of the Library.

The aerial photo study entitled "800' Radius Parking Analysis" shows the available parking opportunities within an 800' radius of the Library. This represents a shorter walking distance to the Library than contained in the December 2009 report which suggested a quarter mile (1320') radius. This 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 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 lined today. 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.

In addition, 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.

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. Institutional, private parking areas and off-street public parking were not included in this total. Thus 231 on-street spaces are available for Library (and other) use.

On-Street Parking Demand

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. The main municipal parking lot accessed via Spring St., the Main St. metered 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. 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. Also not considered will be the on-street spaces immediately abutting active Church property (Sage and Church Streets abutting St. Andrew's Church and Union Street abutting the Old Whaler's Church).

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 from 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 finds 231 available spaces within that distance from the Library, after adjusting for known residential on-street demand. Applying the Labor Day Weekend 66% vacancy rate to the 231 spaces and approximately 152 spaces would have been found vacant. Comparing this figure to the Library's projected peak hour parking demand of 47 spaces from Table 6 of the December 2009 report, and the 84 spaces required by the Village Code, and an ample amount of available on-street spaces would be expected to exist.

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 Whaler's Church (4 spaces) on Union Street), all in a worst case parking scenario as mentioned in the December 2009 report from 152 spaces, and 112 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 47 spaces, and again to the 84 spaces required by the Village Code, and a surplus of vacant spaces still remains available.

John Jermain
Memorial Library

~
800' Radius
Parking Analysis



Parking Counts by Street

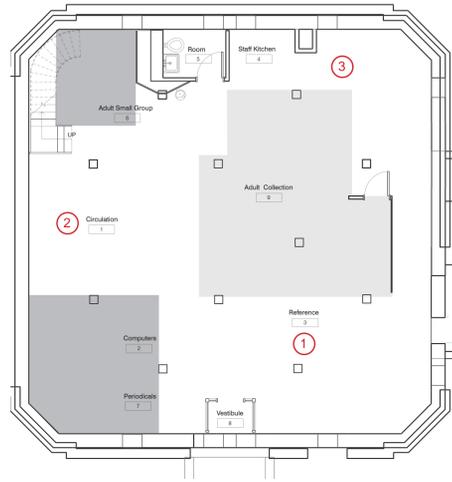
	Actual Count #	Residential Adjustment #	Total
Amity	11	-4	7
Church	9	0	9
*Garden	12	0	12
Howard	14	0	14
Jefferson	20	0	20
Madison	42	0	42
Main (east)	28	0	28
Main (west)	41	-2	39
Main (south)	16	0	16
Palmer Terrace	19	0	19
Sage	11	0	11
Suffolk	16	-4	12
Union	4	-2	2
total	243	-12	231

*note: no residential adjustment taken on Garden (-2) due to parking area between Garden and Howard (+11)

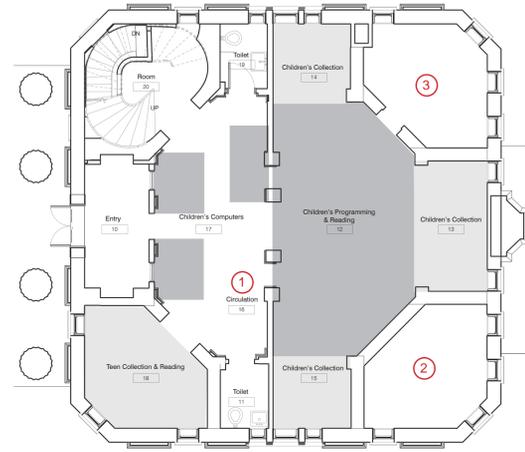
Legend

- Proposed Striping
- Existing Striping
- ADA Space
- Space Allocation
- Residential Adjustment
- Institutional Parking
- Usable Private Parking
- Non-usable Private Parking
- Public Parking
- Fire Hydrant

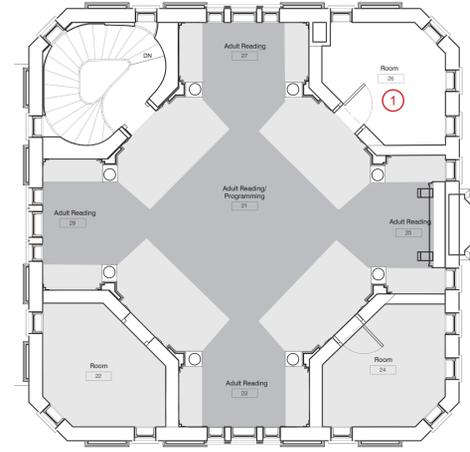
note: This image has been created based on field observation and satellite imagery. This image is for estimating and presentation purposes only and shall not be considered a design or construction documents.



EXISTING LOWER LEVEL PLAN



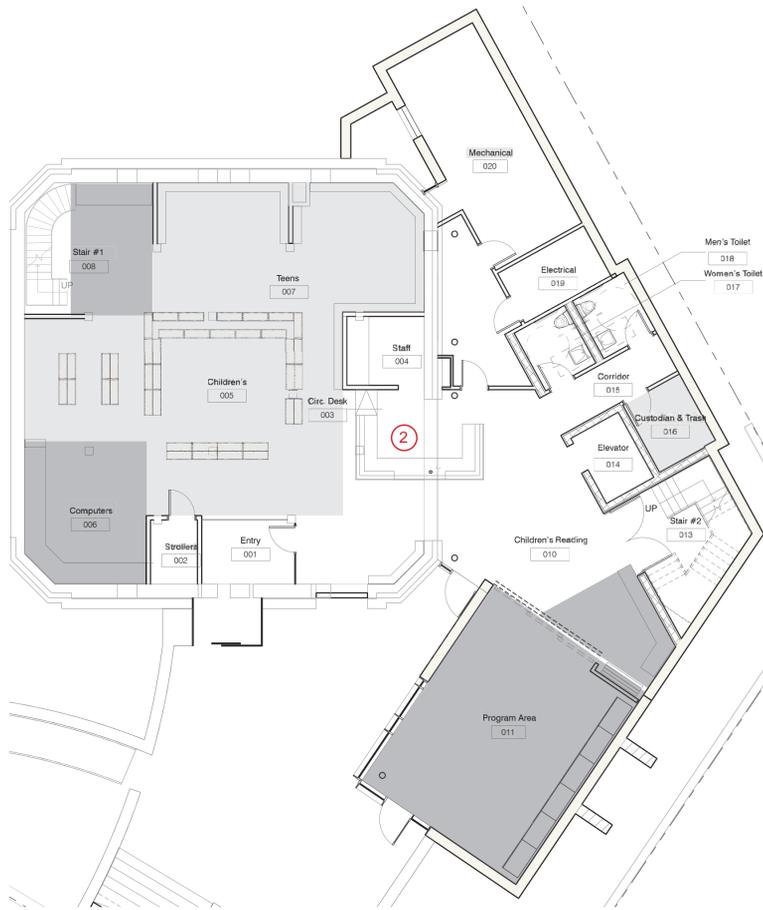
EXISTING LEVEL 1 PLAN



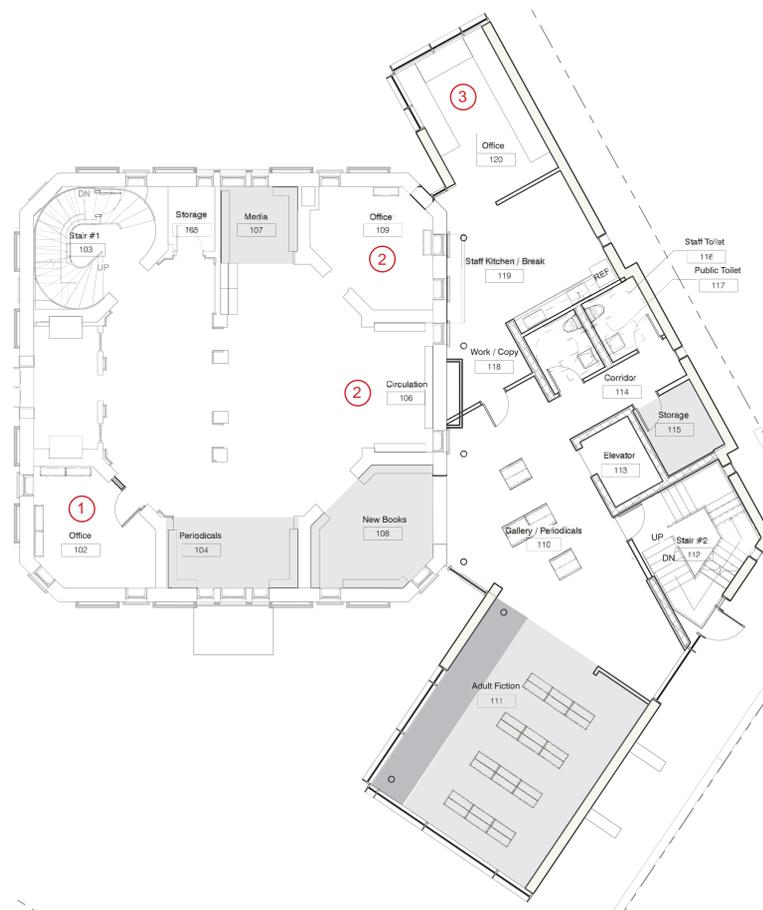
EXISTING LEVEL 2 PLAN

§ 55-9.6 OFF-STREET PARKING AND TRUCK LOADING

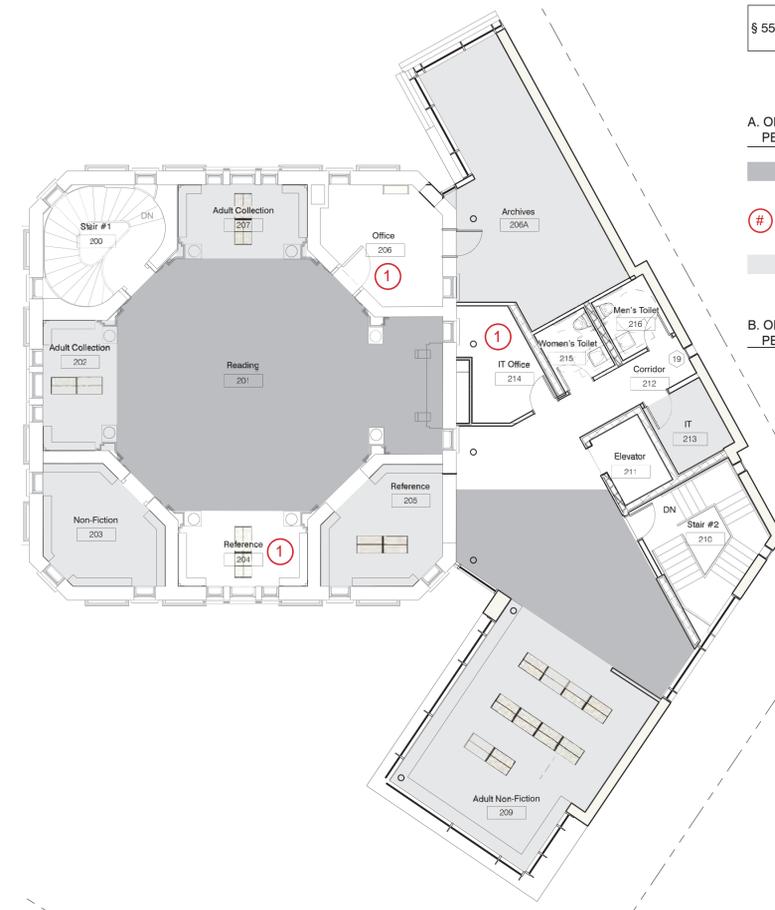
A. OFF-STREET PARKING PER SCHEDULE 55-9.6(D)	
SEATING	38.7 (1,550 SF/40 SF)
NUMBER OF STAFF	13.0 (13 STAFF/1)
STORAGE	3.6 (1,823 SF/500 SF)
= 55.3 SPACES	
B. OFF-STREET TRUCK LOADING PER SCHEDULE 55-9.6(E)	
7,428 SF (TOTAL EXISTING AND EXPANSION)	1 SPACE



PROPOSED LOWER LEVEL PLAN



PROPOSED LEVEL 1 PLAN

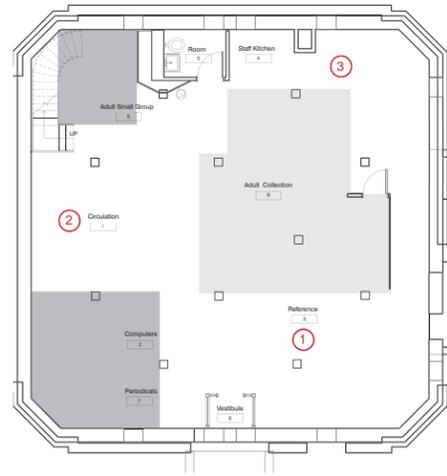


PROPOSED LEVEL 2 PLAN

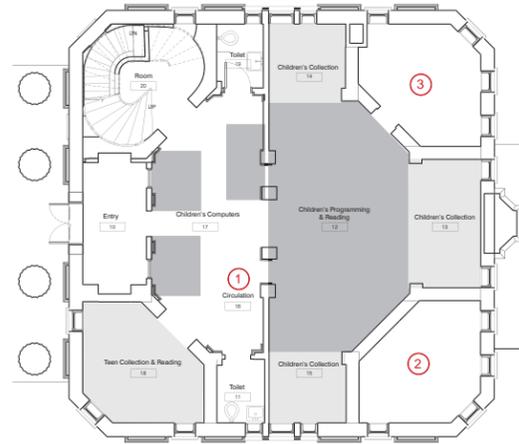
§ 55-9.6 OFF-STREET PARKING AND TRUCK LOADING

A. OFF-STREET PARKING PER SCHEDULE 55-9.6(D)	
SEATING	62.9 (2,517 SF/40 SF)
NUMBER OF STAFF	13.0 (13.0 STAFF/1)
STORAGE	8.1 (4,050 SF/500 SF)
= 84 SPACES	
B. OFF-STREET TRUCK LOADING PER SCHEDULE 55-9.6(E)	
7,428 SF (TOTAL EXISTING AND EXPANSION)	1 SPACE





EXISTING LOWER LEVEL PLAN



EXISTING LEVEL 1 PLAN



EXISTING LEVEL 2 PLAN

§ 55-9.6 OFF-STREET PARKING AND TRUCK LOADING

A. OFF-STREET PARKING PER SCHEDULE 55-9.6(D)	
SEATING	38.7 (1,550 SF/40 SF)
NUMBER OF STAFF	13.0 (13 STAFF/1)
STORAGE	3.6 (1,823 SF/500 SF)
= 55.3 SPACES	
B. OFF-STREET TRUCK LOADING PER SCHEDULE 55-9.6(E)	
7,428 SF (TOTAL EXISTING AND EXPANSION)	1 SPACE



PROPOSED LOWER LEVEL PLAN



PROPOSED LEVEL 1 PLAN



PROPOSED LEVEL 2 PLAN

§ 55-9.6 OFF-STREET PARKING AND TRUCK LOADING

A. OFF-STREET PARKING PER SCHEDULE 55-9.6(D)	
SEATING	104 Seat 34.7 (1 space for every 3 seats)
NUMBER OF STAFF	13.0 (13.0 STAFF/1)
STORAGE	7.2 (3,603 SF/500 SF)
= 55 SPACES	
B. OFF-STREET TRUCK LOADING PER SCHEDULE 55-9.6(E)	
7,428 SF (TOTAL EXISTING AND EXPANSION)	1 SPACE





INC. VILLAGE OF SAG HARBOR
 55 MAIN ST. • PO BOX 660
 SAG HARBOR, NY 11963
 (631) 725-0222

COASTAL ASSESSMENT FORM
CHAPTER 52A: WATERFRONT CONSISTENCY REVIEW

NAME OF PROPOSED ACTION:	SUFFOLK COUNTY TAX MAP NUMBER(S):
<u>John Jermain Library Renovation and Expnsion</u>	<u>0903 - 3 - 3 - 70</u>
STREET ADDRESS OF PROPOSED ACTION:	<u> - - - </u>
<u>201 Main Street, Sag Harbor</u>	<u> - - - </u>

INSTRUCTIONS

1. Applicants—or in the case of direct actions, Village agencies—shall complete this Coastal Assessment Form (CAF) for proposed actions which are subject to Chapter 52A of the Village Code, entitled Waterfront Consistency Review. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency.
2. Before answering the questions in Section C, the preparer of this form should review the policies contained within the Local Waterfront Revitalization Program (LWRP) and their explanations. A copy of the LWRP is on file in the Village Clerk's office and on the Village's website. A proposed action should be evaluated as to whether it will have any significant beneficial and adverse effects upon the coastal area.
3. If any question in Section C of this form is answered "YES," then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in Chapter 52A, Waterfront Consistency Review of the Village Code (the "Waterfront Consistency Review Law"). Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

A. CONTACT INFORMATION *(Please print or type answers)*

Applicant: Ms. Catherine Creedon Director

Mailing Address: 201 Main Street, Sag Harbor, NY 11963

Telephone Number: (631) 725-0049

Owner *(if not the applicant)*: _____

Mailing Address: _____

Telephone Number: () _____

Attorney *(if applicable)*: Mr. Gilbert G. Flanagan, Esq.

Mailing Address: 21 South Main Street, Southampton NY 11968

Telephone Number: (631) 283-0046

INCORPORATED VILLAGE OF SAG HARBOR
COASTAL ASSESSMENT FORM

B. DESCRIPTION OF PROPOSED ACTION AND PROJECT SITE

1. Type of Village Agency Action (*check appropriate response*):

- Directly undertaken (e.g., capital construction, planning activity, agency regulation, land transaction).
- Financial assistance (e.g., grant, loan, subsidy).
- Permit, approval, license, certification.

2. If an application for the proposed action has been filed with another agency, provide the Application Number; the Approval/Filing Date; and the Contact Person. Please be sure that all approvals are consistent with the action seeking approval from the Village of Sag Harbor.

(a) NYS Dept. of Environmental Conservation _____

(b) NYS Dept. of State _____

(c) US Army Corps of Engineers _____

(d) Southampton Town Trustees _____

(e) Other _____

(f) *Please provide copies of all approvals and approved/submitted plans with this Coastal Assessment Form. Any documents that are attached should be indicated in Section E.*

3. To your knowledge, has this project site every been granted approval by any Village Agency for any other project? Yes No Not Applicable

(a) *If "Yes," please indicate the agency, type of approval, date of approval and name of previous applicant/owner in Section E or on a separate sheet. If "Not Applicable," please indicate why in Section E or on a separate sheet.*

4. Describe Nature and Extent of Proposed Action (indicate any proposed structures, including sanitary systems, drywells, swimming pools, patios, driveways, decks, etc.):

The restoration of the original 1910 Library building of some 7,084 square feet and the addition of a three-story 7,267 square foot addition to be located on the existing lot. The proposal will replace the existing sanitary system, contain stormwater runoff on-site, and utilize an open loop geothermal heating/cooling system. No on-site parking will be provided.

5. Location of Proposed Action: 201 Main Street, Sag Harbor

6. Total Size of Project Site

(a) Acres: 0.325

(b) Square Feet: 14,172

INCORPORATED VILLAGE OF SAG HARBOR
 COASTAL ASSESSMENT FORM

	<u>YES</u>	<u>NO</u>
2. Will the proposed action have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources?.....	_____	✓
(b) Scenic quality of the coastal environment?	_____	✓
(c) Development of future or existing water-dependent uses?.....	_____	✓
(d) Land or water uses along the shorefront or within 1,500 feet of the shoreline?	_____	✓
(e) Stability of the shoreline?	_____	✓
(f) Surface or groundwater quality?.....	_____	✓
(g) Existing or potential public recreation opportunities?.....	_____	✓
(h) Structures, sites or districts of historic, archaeological or cultural significance to the village, town, county, state or nation?....	✓ _____	_____
	<u>YES</u>	<u>NO</u>
3. Will the proposed action involve or result in any of the following:		
(a) Physical alteration of land along the shoreline, underwater lands, or coastal waters?.....	_____	✓
(b) Physical alteration of an area of land located elsewhere in the Waterfront Revitalization Area?.....	_____	✓
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the coastal area?	_____	✓
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	_____	✓
(e) Mining, excavation, filling or dredging in coastal waters?.....	_____	✓
(f) Reduction of existing or potential public access to or along the shore?	_____	✓
(g) Sale or change-in-use of publicly owned lands located on the shoreline or underwater?.....	_____	✓
(h) Development within a designated flood or erosion hazard area?	_____	✓
(i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion?.....	_____	✓
(j) Construction or reconstruction of erosion protective structures?	_____	✓
(k) Diminished surface or groundwater quality?.....	_____	✓
(l) Removal of ground cover from the site?.....	_____	✓

**INCORPORATED VILLAGE OF SAG HARBOR
COASTAL ASSESSMENT FORM**

	<u>YES</u>	<u>NO</u>	<u>N/A</u>
4. If the project site is publicly owned and located adjacent to the shore, answer the questions below. <i>If not, continue to Question 5.</i>			
(a) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	_____	_____	_____
(b) If located in the foreshore, will access to those and adjacent lands be provided?	_____	_____	_____
	<u>YES</u>	<u>NO</u>	
5. If the proposed action is located adjacent to shore, answer the questions below. <i>If not, continue to Question 6.</i>			
(a) Will water-related recreation be provided?.....	_____	_____	
(b) Will public access to the foreshore be provided?	_____	_____	
(c) Does the project require a waterfront site?	_____	_____	
(d) Will it supplant a recreational or maritime use?	_____	_____	
(e) Do essential public services and facilities presently exist at or near the site?.....	_____	_____	
(f) Is it located in an area of high erosion?	_____	_____	
	<u>YES</u>	<u>NO</u>	
6. If the project site is publicly owned, answer the questions below. <i>If not, continue to Question 7.</i>			
(a) Will it involve the siting and construction of any major energy facilities?	_____	✓	
(b) Will it involve the discharge of effluents from major stream electric generating and industrial facilities into coastal facilities?	_____	✓	
	<u>YES</u>	<u>NO</u>	
7. Is the project site presently used by the community neighborhood as an open space or recreation area?	_____	✓	
8. Does the present site offer or include scenic views or vistas known to be important to the community?	_____	✓	
9. Is the project site used for commercial fishing or fish processing?.....	_____	✓	

**INCORPORATED VILLAGE OF SAG HARBOR
COASTAL ASSESSMENT FORM**

	<u>YES</u>	<u>NO</u>
10. Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?.....	_____	✓
(a) Increased by: _____ square feet		
(b) Decreased by: _____ square feet		
11. Do any mature forest (over 100 years old) or other locally important vegetation existing on this site which will be removed by the project?..	_____	✓
12. Does any locally important vegetation existing on this site which will be removed by the project?.....	_____	✓
13. Will the project involve any waste discharges into coastal waters including, but not limited to, stormwater runoff?.....	_____	✓
14. Does the project involve surface or subsurface liquid waste disposal (e.g., sanitary/septic waste, stormwater runoff, etc.)?	✓	_____
15. Does the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?	_____	✓
16. Does the project involve shipment or storage of petroleum products?....	_____	✓
17. Does the project involve discharge of toxins, hazardous substances or other pollutants into coastal waters?.....	_____	✓
18. Does the project involve or change existing ice management practices?.....	_____	✓
19. Will the project alter drainage flow, patterns or surface water runoff on or from the site?	✓	_____
20. Will best management practices be utilized to control stormwater runoff into coastal waters?.....	✓	_____
21. Will the project utilize or affect the quality or quantity of sole source or surface water supplies?	_____	✓
22. Will the project cause emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates into the atmosphere?.....	_____	✓

D. REMARKS OR ADDITIONAL INFORMATION

(Please list any and all additional sheets that are to be used to complete/supplement this form.)

The project will replace an out dated sanitary system and contain stormwater runoff on-site which at present is not contained on-site, draining into the municipal stormwater system.



INC. VILLAGE OF SAG HARBOR
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COASTAL ASSESSMENT FORM
 CHAPTER 52A: WATERFRONT CONSISTENCY REVIEW
SECTION E: LWRP CONSISTENCY REVIEW CHECKLIST

MESSAGE TO THE APPLICANT:

The section that follows will be used by the Harbor Committee to determine whether the project is consistent with the Village of Sag Harbor Local Waterfront Revitalization Program (LWRP). The policies listed in this section are fully described in Section III of the LWRP.

– FOR USE BY SAG HARBOR VILLAGE HARBOR COMMITTEE –

E. LWRP CONSISTENCY REVIEW CHECKLIST

“The policies for the Village of Sag Harbor’s local waterfront revitalization area are based on the economic, environmental and cultural characteristics of the Village’s waterfront area. The policies reflect existing laws and authority regarding development and environmental protection throughout the Village’s local waterfront area. The application of these policies will guide an appropriate balance between economic development, preservation and restoration to promote beneficial use of, and prevent adverse effects on, the Village’s coastal resources. No policy should be viewed as of being more significant than any other.” *(Excerpt from introduction of Section III of the LWRP, entitled “Waterfront Revitalization Program Polices.”)*

Policy 1: (III-3)

Foster a pattern of development in the Village of Sag Harbor that makes beneficial use of its coastal location, enhances community character, preserves open space, makes efficient use of existing infrastructure, and minimizes adverse effects of development.

Sub-Policy 1.1: (III-4)

Sustain the pattern of existing land use which defines Sag Harbor as a historic port.

Sub-Policy 1.2: (III-7)

Protect and enhance residential areas.

Sub-Policy 1.3: (III-7)

Maintain and enhance natural areas, open space, and recreational lands.

Sub-Policy 1.4: (III-8)

Ensure that development and uses make beneficial use of Sag Harbor’s coastal location.

Sub-Policy 1.5: (III-8)

Minimize adverse impacts of new development and redevelopment.

Is the Project Consistent?

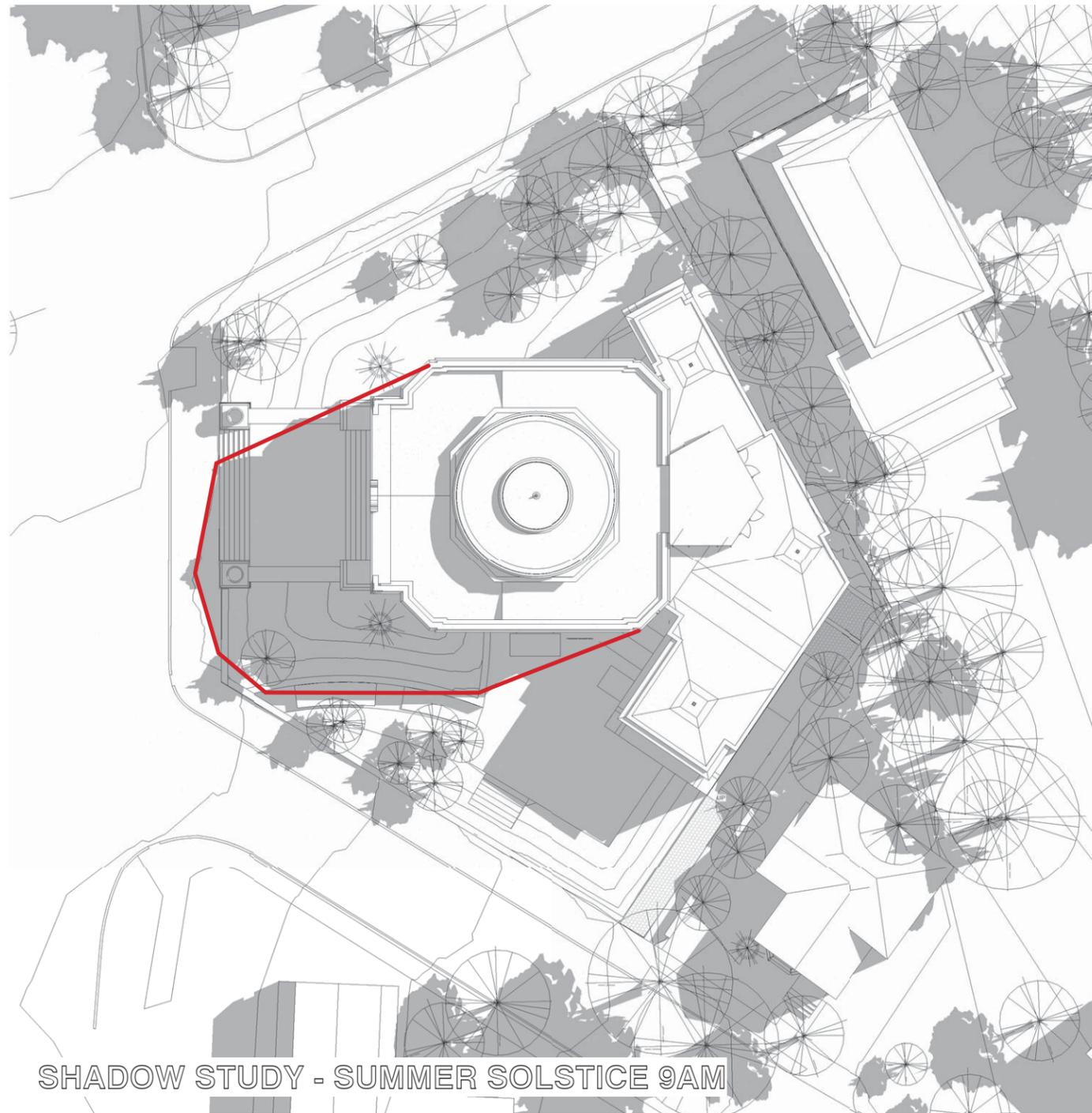
YES **NO** **N/A**

	Is the Project Consistent?		
	<u>YES</u>	<u>NO</u>	<u>N/A</u>
<u>Policy 2:</u> (III-8) Sustain the Village of Sag Harbor as a center of maritime activity and suitable location for water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 2.1:</u> (III-9) Protect existing water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 2.2:</u> (III-9) Allow for new commercial and recreational water-dependent uses in the <i>Waterfront Functional Area</i> , consistent with local zoning. [See Sub-Policy 1.1]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 2.3:</u> (III-9) Ensure that development and uses make beneficial use of Sag Harbor's coastal location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 2.4:</u> (III-9) Provide sufficient infrastructure for water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 2.5:</u> (III-9) Promote efficient harbor operation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 2.6:</u> (III-10) Participate in regional inter modal transportation activities that enhance maritime character and provide an alternative transportation method.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Policy 3:</u> (III-10) Promote sustainable use of living marine resources in Sag Harbor.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 3.1:</u> (III-10) Ensure the long-term maintenance and health of living marine resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 3.2:</u> (III-11) Provide for commercial and recreational use of finfish, shellfish, crustaceans, and marine plants.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 3.3:</u> (III-11) Promote recreational use of marine resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Policy 4:</u> (III-11) Minimize loss of life, structures, and natural resources from flooding and erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 4.1:</u> (III-12) Minimize losses of human life and structures from flooding hazards and erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

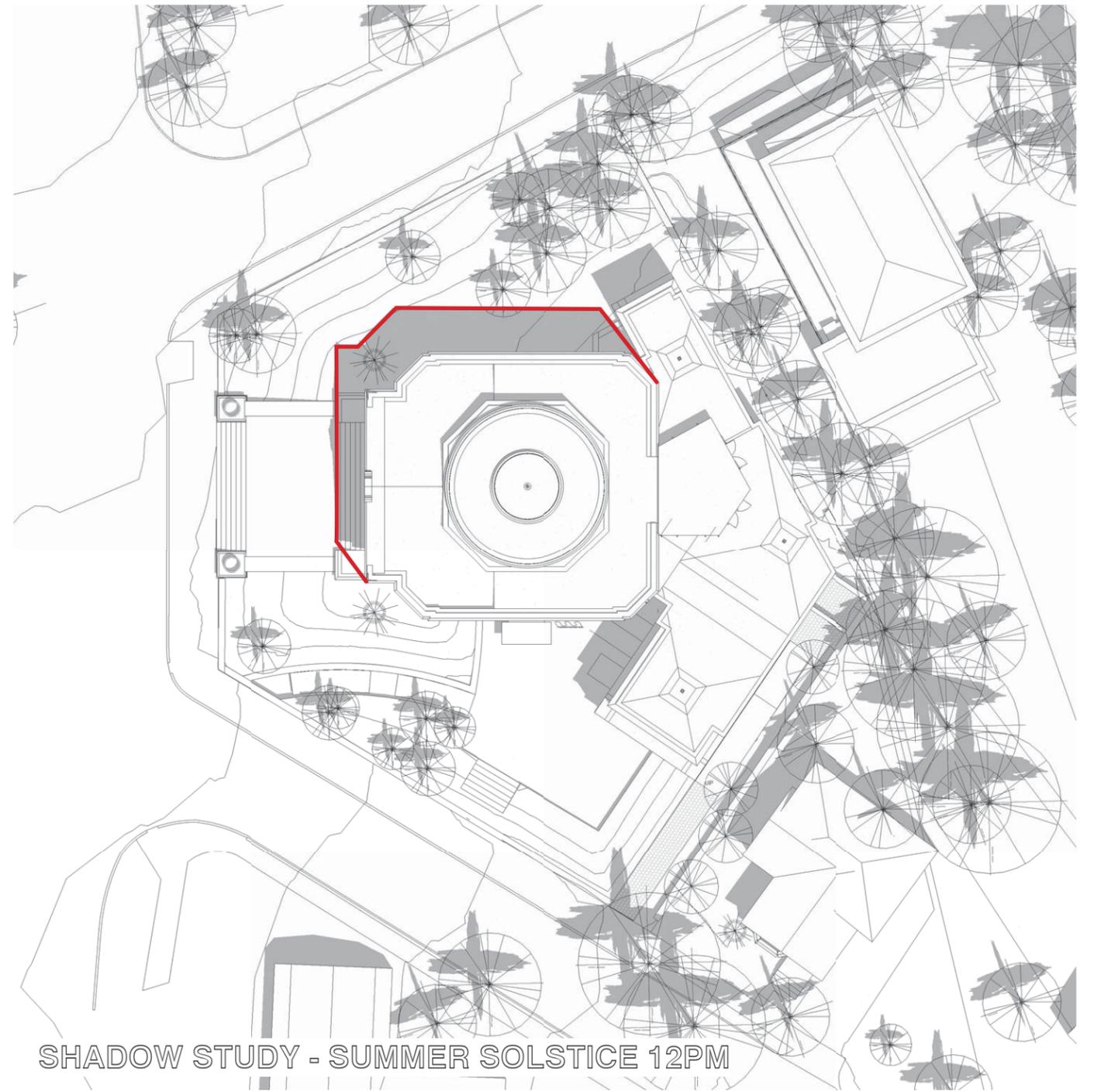
	Is the Project Consistent?		
	<u>YES</u>	<u>NO</u>	<u>N/A</u>
<u>Sub-Policy 4.2:</u> (III-12) Preserve and restore natural protective features.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 4.3:</u> (III-12) Protect public lands and public trust lands and use of these lands when undertaking all erosion or flood control projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 4.4:</u> (III-13) Manage navigation infrastructure to limit adverse impacts on coastal processes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 4.5:</u> (III-13) Ensure that expenditure of public funds for flooding and erosion control projects results in a public benefit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 4.6:</u> (III-13) Consider a sea level rise in the siting and design of projects involving substantial public expenditure.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Policy 5:</u> (III-13) Protect and improve water quality and supply in waters of the Village of Sag Harbor.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 5.1:</u> (III-14) Prohibit direct or indirect discharges which would cause or contribute to contravention of water quality standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 5.2:</u> (III-15) Minimize nonpoint pollution of coastal waters and manage activities causing nonpoint pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 5.3:</u> (III-17) Protect and enhance water quality of coastal waters.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 5.4:</u> (III-17) Protect and conserve the quality of potable water.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Policy 6:</u> (III-18) Protect and restore the quality and function of the Village of Sag Harbor ecosystem.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 6.1:</u> (III-18) Protect and restore ecological quality throughout Sag Harbor.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 6.2:</u> (III-19) Development within or near the Sag Harbor and Northwest Harbor Significant Coastal Fish and Wildlife Habitat shall be sited so as not to impair the viability of the habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 6.3:</u> (III-21) Protect and restore tidal wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Is the Project Consistent?		
	<u>YES</u>	<u>NO</u>	<u>N/A</u>
<p><u>Policy 7:</u> (III-23) Provide for public access to and recreation opportunities on waters, public lands, and public resources of the Village of Sag Harbor Local Waterfront Revitalization Area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Sub-Policy 7.1:</u> (III-24) Promote appropriate and adequate physical public access and recreation through the Village of Sag Harbor coastal area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Sub-Policy 7.2:</u> (III-24) Provide physical linkages between public parks, open spaces, public trust lands, and nearshore surface waters.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Sub-Policy 7.3:</u> (III-25) Provide public visual access to coastal lands and waters or open space at all sites where physically practical.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Sub-Policy 7.4:</u> (III-25) Preserve the public interest in and use of lands and waters held in public trust by New York State, Suffolk County and the Towns of East Hampton and Southampton.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Sub-Policy 7.5:</u> (III-26) Assure public access to public trust lands and navigable waters.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Sub-Policy 7.6:</u> (III-26) Provide access and recreation which are compatible with natural resource values.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Policy 8:</u> (III-26) Preserve resources in the Village of Sag Harbor.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><u>Sub-Policy 8.1:</u> (III-27) Maximize preservation and retention of historic resources.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><u>Sub-Policy 8.2:</u> (III-28) Protect and preserve archaeological resources.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><u>Sub-Policy 8.3:</u> (III-29) Protect and enhance resources that are significant to the coastal culture of Sag Harbor & the Peconic Bay Area.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Policy 9:</u> (III-29) Enhance visual quality and protect scenic resources in the Village of Sag Harbor.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><u>Sub-Policy 9.1:</u> (III-30) Protect and improve visual quality in the Village of Sag Harbor.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

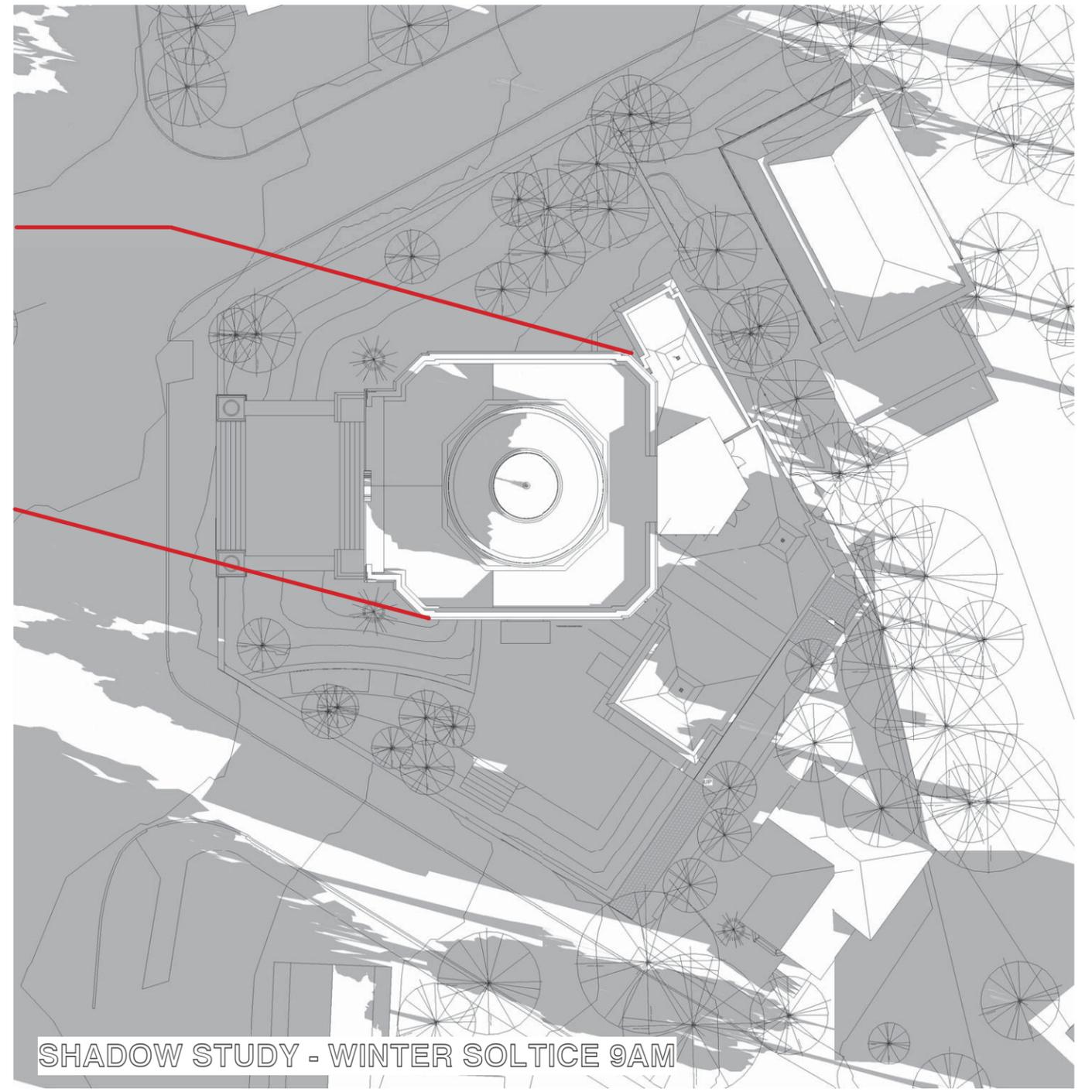
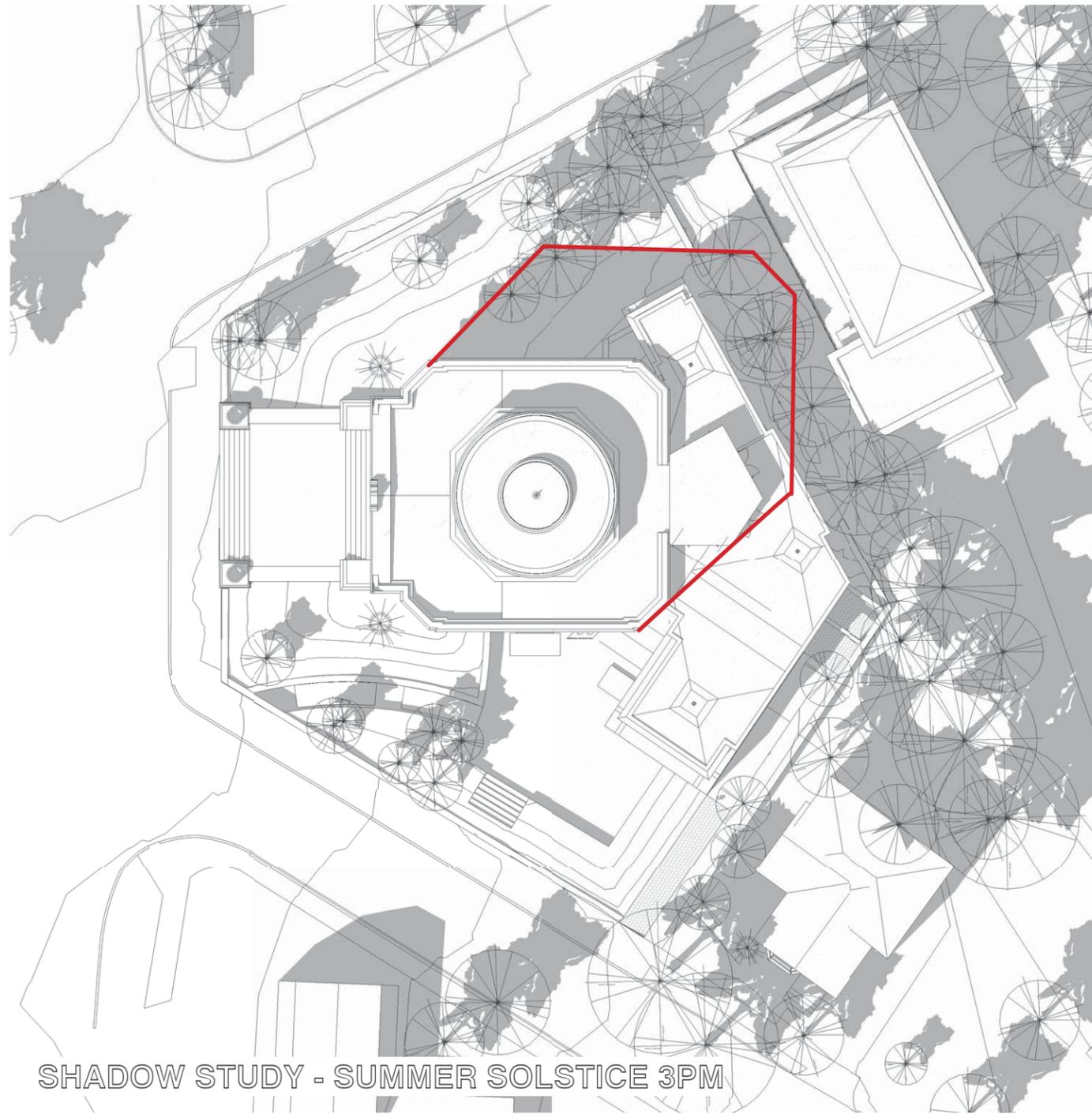
	Is the Project Consistent?		
	<u>YES</u>	<u>NO</u>	<u>N/A</u>
<u>Policy 10:</u> (III-31) Protect and improve air quality in Long Island.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 10.1:</u> (III-31) Control or abate existing and prevent new air pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 10.2:</u> (III-31) Limit discharges of atmospheric radioactive material to a level that is as low as practicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 10.3:</u> (III-31) Limit sources of atmospheric deposition of pollutants to the Long Island Sound and Peconic Bays, particularly from nitrogen sources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Policy 11:</u> (III-31) Minimize environmental degradation in the Long Island Coastal area from solid waste and hazardous substances and wastes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 11.1:</u> (III-31) Manage solid waste to protect public health and control pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 11.2:</u> (III-31) Manage hazardous wastes to protect public health and control pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 11.3:</u> (III-31) Protect the environment from degradation due to toxic pollutants and substances hazardous to the environment and public health.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 11.4:</u> (III-31) Prevent and remediate discharge of petroleum products.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 11.5:</u> (III-31) Transport solid waste and hazardous substances and waste in a manner which protects the safety, well-being, and general welfare of the public; the environmental resources of the State; and the continued use of transportation facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Sub-Policy 11.6:</u> (III-31) Site solid and hazardous waste facilities to avoid potential degradation of coastal resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



SHADOW STUDY - SUMMER SOLSTICE 9AM

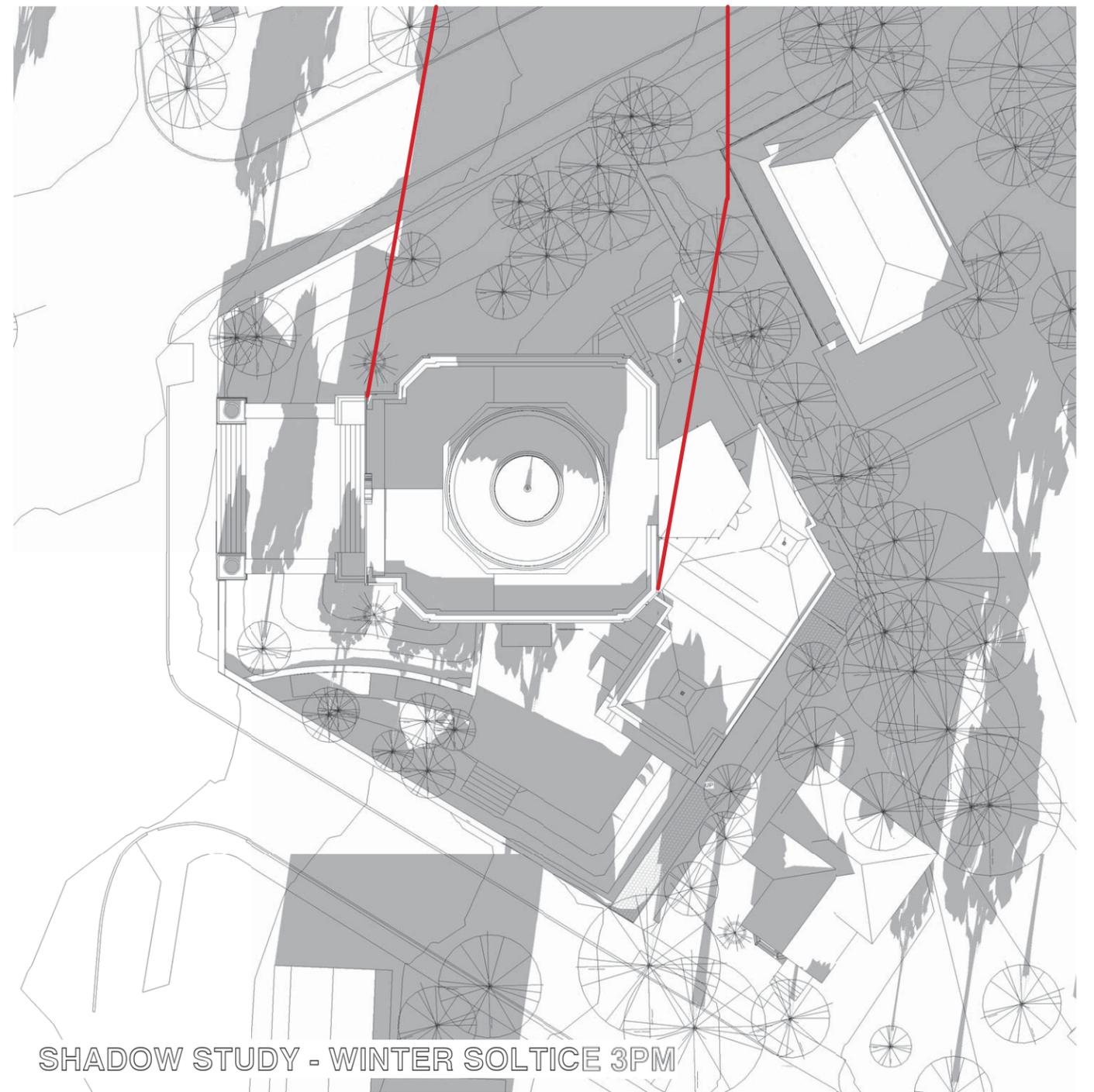


SHADOW STUDY - SUMMER SOLSTICE 12PM

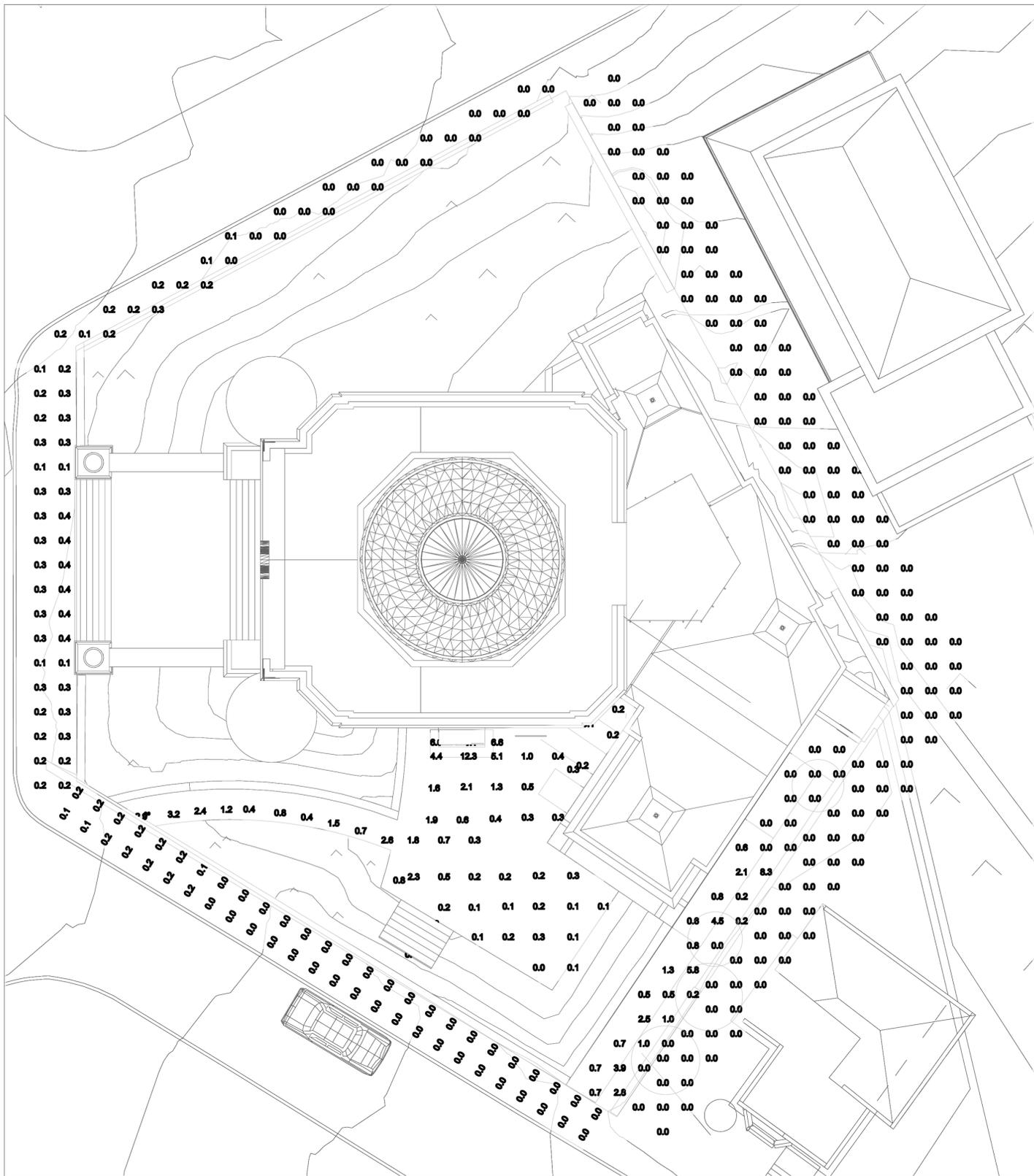




SHADOW STUDY - WINTER SOLSTICE 12PM



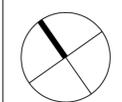
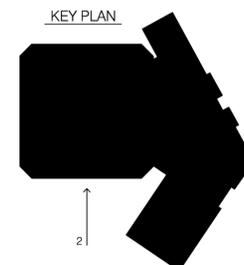
SHADOW STUDY - WINTER SOLTICE 3PM



1 SITE PLAN - ISO FOOTCANDLE CALCULATION - SHADES UP
 LTG-1.0 SCALE: 3/32" = 1'-0"



2 BUILDING RENDERING - SHADES UP
 LTG-1.0 SCALE: NTS



NEWMAN ARCHITECTURE, PC
 Formerly Herbert S. Newman & Partners P.C.
 300 York Street, New Haven, CT 06511
 203.772.1990 Fax 203.772.1997
 www.newmanarchitects.com

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 F 631 / 725 - 0049 Ext. 23

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 860 Montauk Highway
 Water Mill, NY 11978
 T 631 / 726 - 7600
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STRUCTURAL ENGINEER
 Robert Silman Associates
 88 University Place
 New York, NY 10003
 T 212 / 620 - 7970
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MEP ENGINEER
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 31 Knight Street
 Norwalk, CT 06851
 T 203 / 866 - 5538
 F 203 / 866 - 5243

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 Elizabeth A. Franz Landscape Architect
 308 7th Avenue
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P B Q A
 architectural lighting consultants

2340 plaza del amo
 suite 125
 torrance, ca 90501
 310.533.6064 phone
 310.320.3482 fax
 lighting@pbqa.com

DESIGN DEVELOPMENT
 25 JUNE 2010

**John Jermain
 Memorial Library**

201 Main Street
 Sag Harbor, NY 11963

PROJECT NUMBER
 0806.00

SHADES OPEN
 ISO FOOTCANDLE PLOT
 RENDERING

DATE
 25 JUN 2010

DRAWN BY
 Author

SCALE
 AS NOTED

ARCH

LTG-1.0



New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

David Paterson
Governor

Carol Ash
Commissioner

July 21, 2009

Ms. Catherine Creedon
John Jermain Memorial Library
201 Main Street
Sag Harbor, NY 11963

Re: SED/Library Grant Proposal
John Jermain Memorial Library
Sag Harbor, Suffolk County
09PR03669

Dear Ms. Creedon:

Thank you for submitting information to the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning the proposed work at the John Jermain Library. OPRHP has reviewed the project under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law.

Virginia Bartos has confirmed that the 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.*

We look forward to continued consultation with you. If you have any questions, please feel free to contact me at (518)237-8643, ext. 3287 or by email at elizabeth.martin@oprhp.state.ny.us. When corresponding with the OPRHP regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Elizabeth Martin
Historic Site Restoration Coordinator

no email only



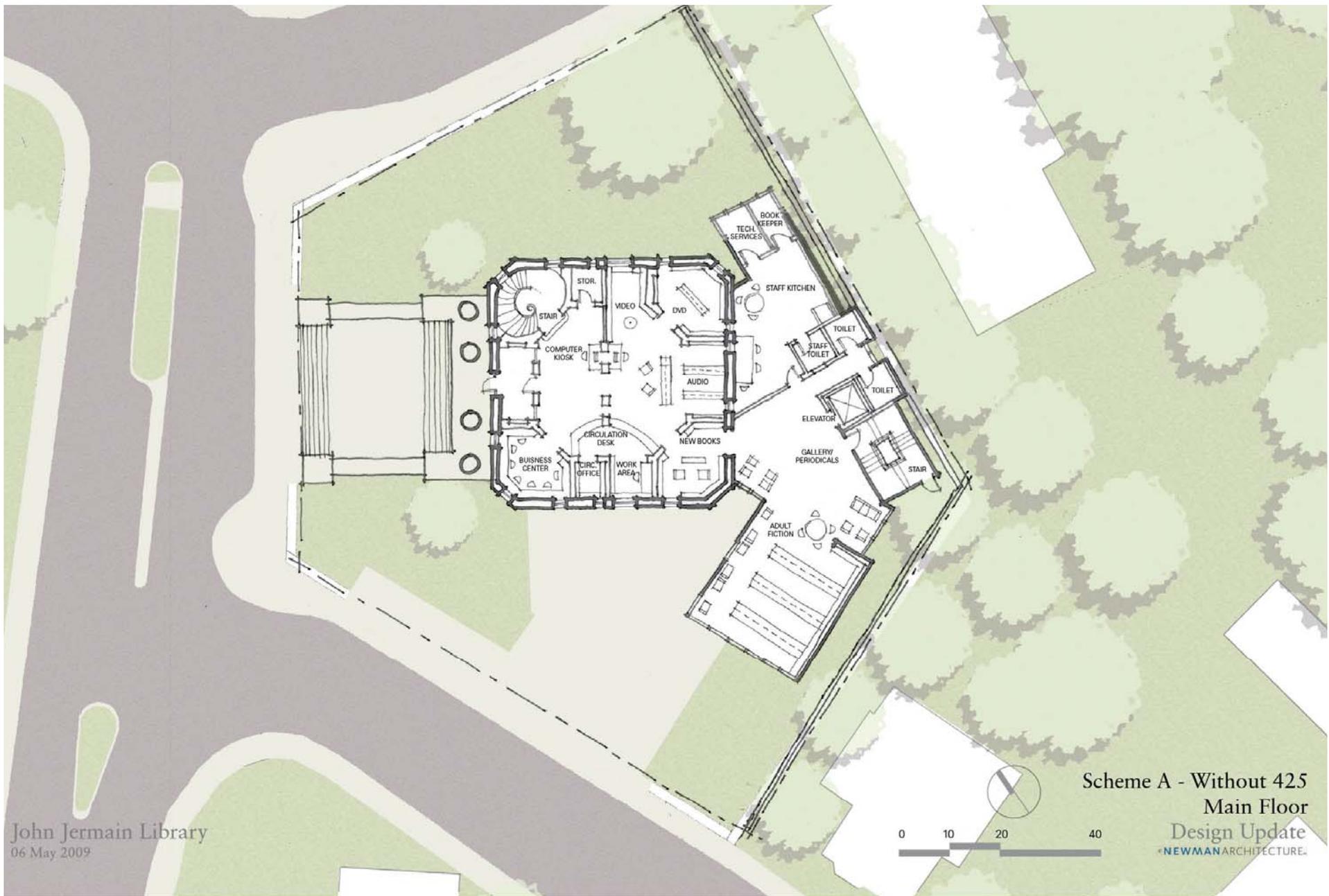
John Jermain Library
06 May 2009

Design Update

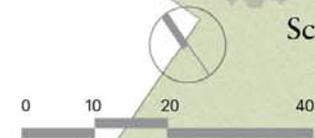


John Jermam Library
06 May 2009

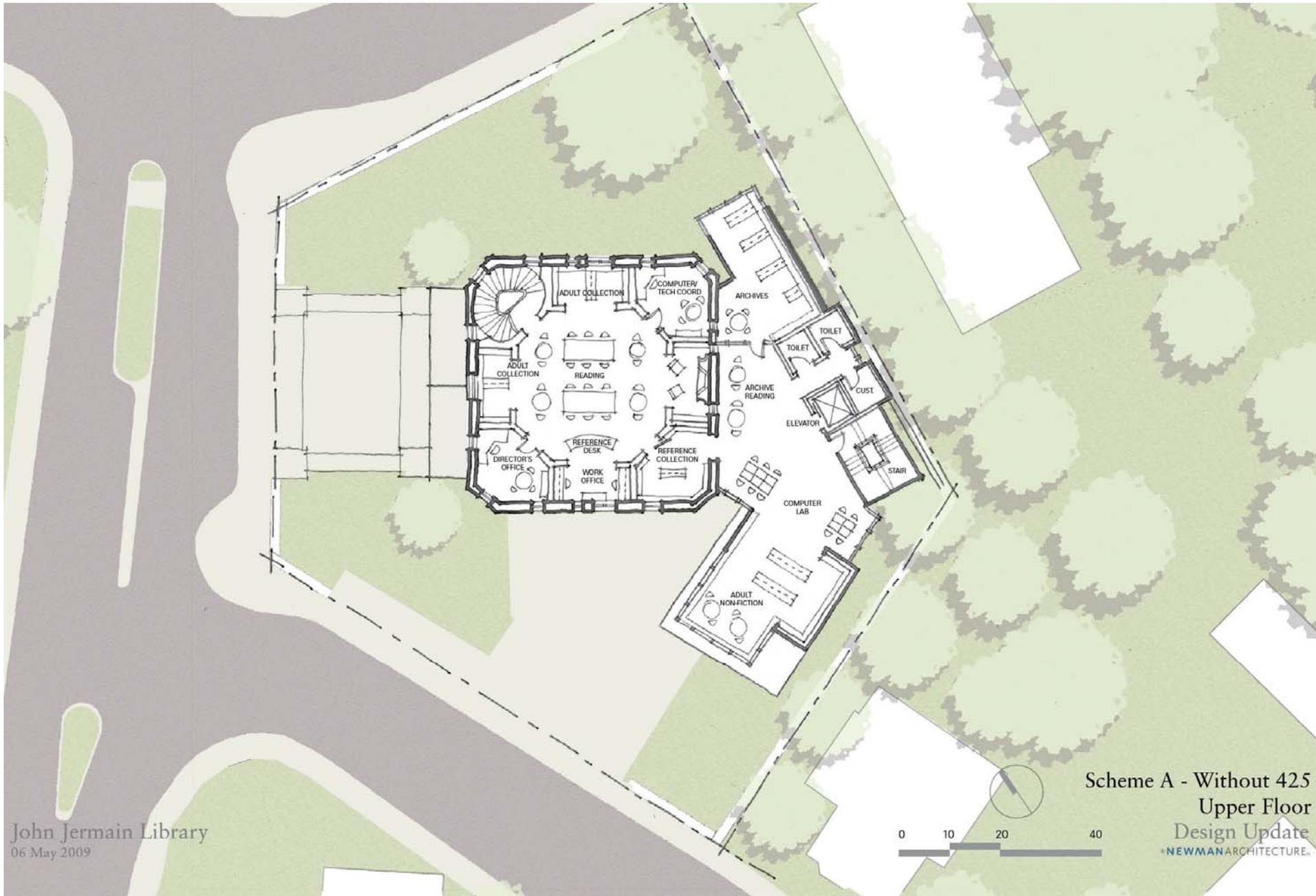
Scheme A - Without 425
Ground Floor
Design Update
NEWMAN ARCHITECTURE



John Jermain Library
06 May 2009

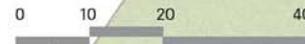


Scheme A - Without 425
Main Floor
Design Update
NEWMAN ARCHITECTURE



John Jermain Library
06 May 2009

Scheme A - Without 425
Upper Floor
Design Update
NEWMAN ARCHITECTURE





John Jermain Library
06 May 2009

Community Meeting
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John Jermain Library
06 May 2009

Community Meeting
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Recreation and Historic Preservation**

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518-237-8643

www.nysparks.com

David Paterson
Governor

Carol Ash
Commissioner

May 26, 2010

Ms. Catherine Creedon
John Jermain Memorial Library
201 Main Street
Sag Harbor, NY 11963

Re: SED/Library Grant Proposal
John Jermain Memorial Library
Sag Harbor; Suffolk County
09PR03669

Dear Ms. Creedon:

Thank you for submitting information to the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning the proposed work at the John Jermain Library. 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.

Please contact me at extension 3291, or by e-mail at douglas.mackey@oprhp.state.ny.us, if you have any questions regarding these comments. When corresponding with the OPRHP regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

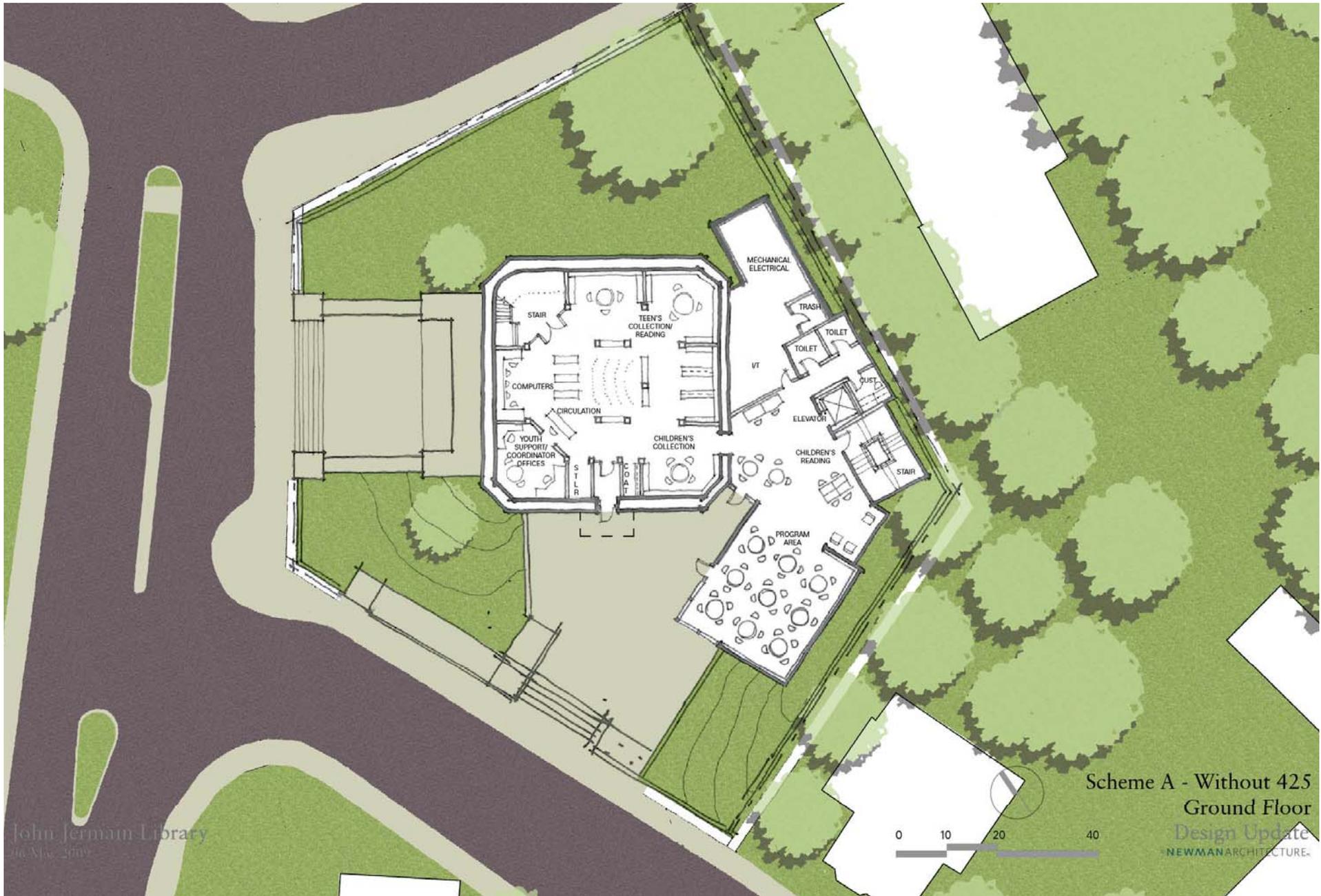
Sincerely

Douglas P. Mackey
Historic Preservation Program Analyst
Archaeology



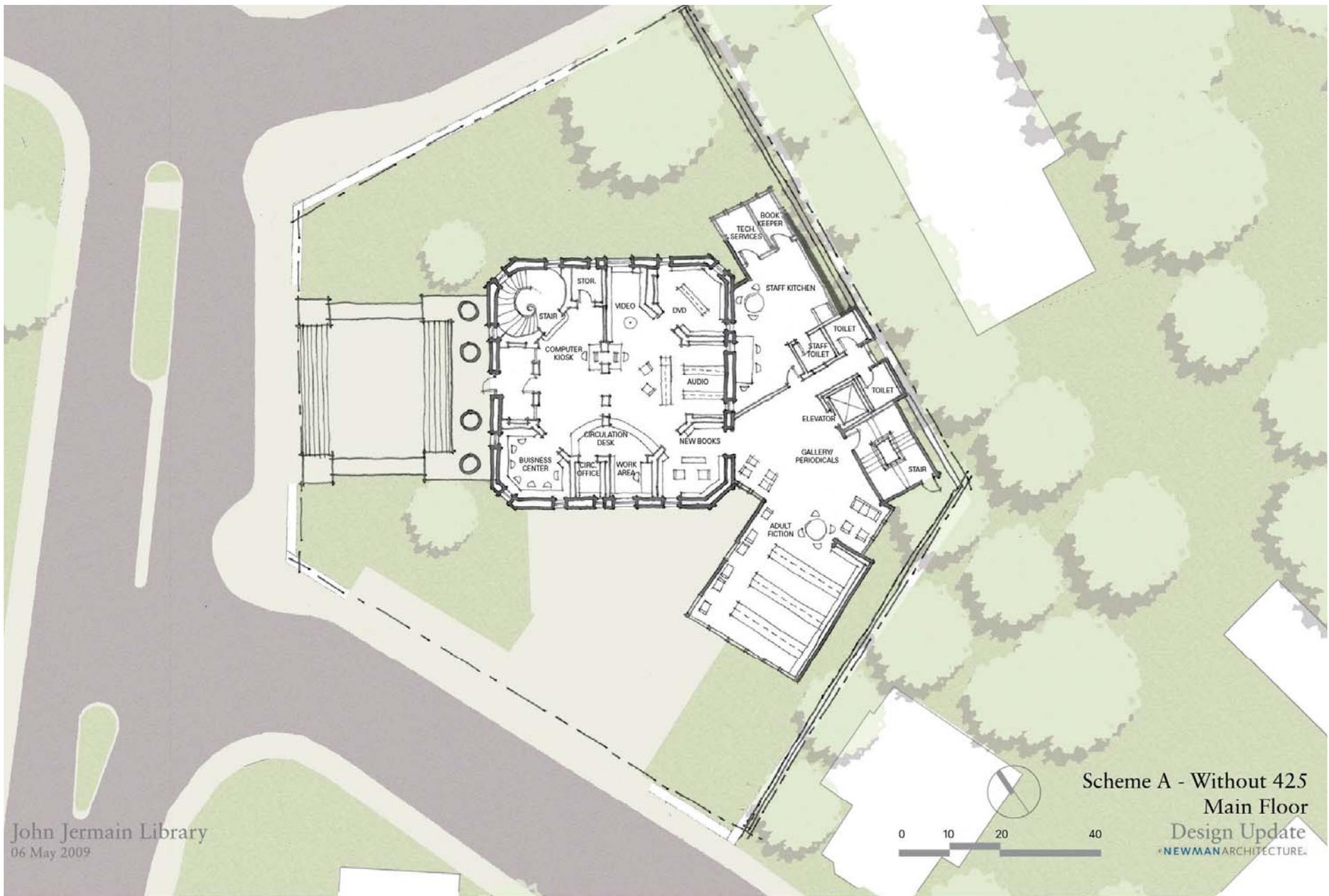
John Jermain Library
06 May 2009

Design Update

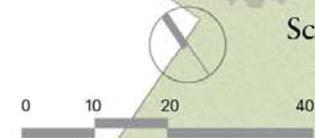


John Jermam Library
06 May 2009

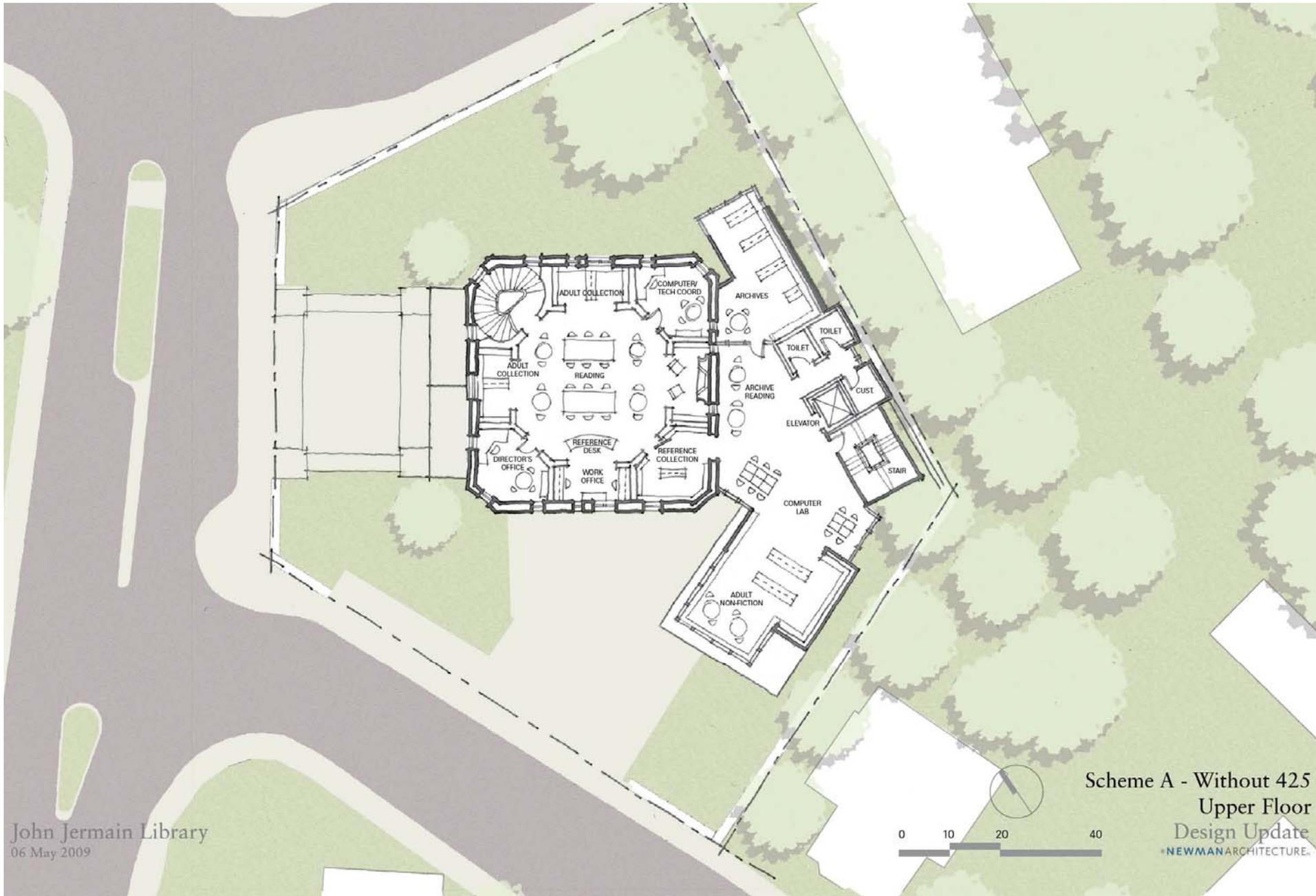
Scheme A - Without 425
Ground Floor
Design Update
NEWMAN ARCHITECTURE



John Jermain Library
06 May 2009

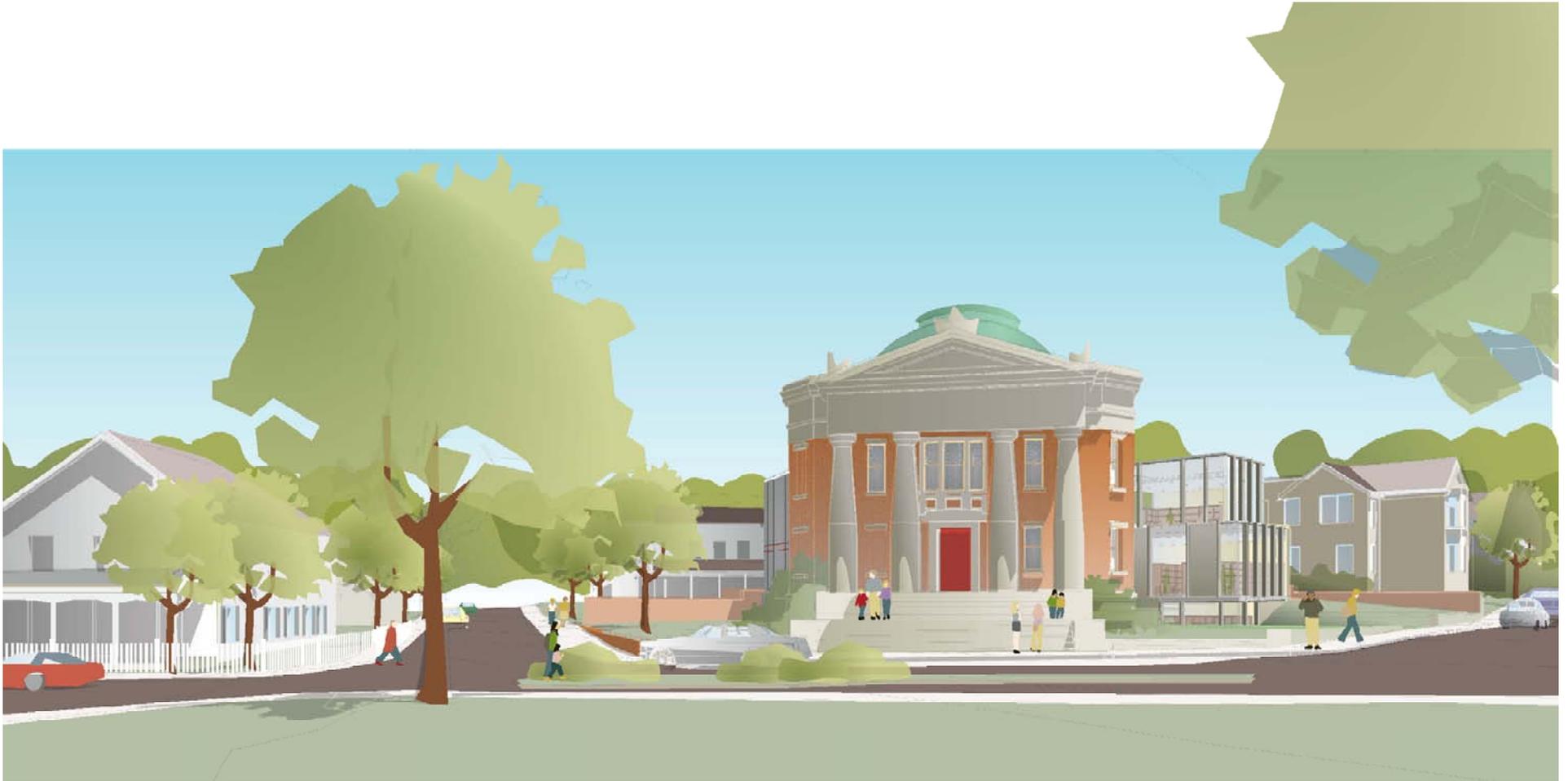


Scheme A - Without 425
Main Floor
Design Update
NEWMAN ARCHITECTURE



John Jermain Library
06 May 2009

Scheme A - Without 425
Upper Floor
Design Update
NEWMAN ARCHITECTURE



John Jermain Library
06 May 2009

Community Meeting
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John Jermain Library
06 May 2009

Community Meeting
NEWMANARCHITECTURE

John Jermain Memorial Library – Temporary Space
34 West Water Street, Sag Harbor
S.C.T.M. Parcel No. 0903-002.00-02.00-008.000

Sanitary Design Flow Calculations

Based on the current design standards of the Suffolk County Sanitary Code, (Table 1 – Project Density Loading Rates & Design Sewage Flow Rates), the existing and proposed sanitary sewage design flow (Total Hydraulic Load) for the above referenced space is as follows:

I. Existing Fitness Center without Showers & Amenities

Density Load:

Fitness Center 3,625 SF x 0.10 GPD/SF = 362.5 GPD

Kitchen/Gray Load:

Showers or Food Service (None) = 0.0 GPD

Total Existing Hydraulic Load 362.5 GPD

II. Proposed Library w/ Meeting Rooms

Density Load:

Library 3,625 SF x 0.03 GPD/SF = 108.75 GPD

Occupants (employees) 10 (Occupants) x 5 GPD/Occupant = 50.0 GPD

Total Proposed Hydraulic Load 158.75 GPD

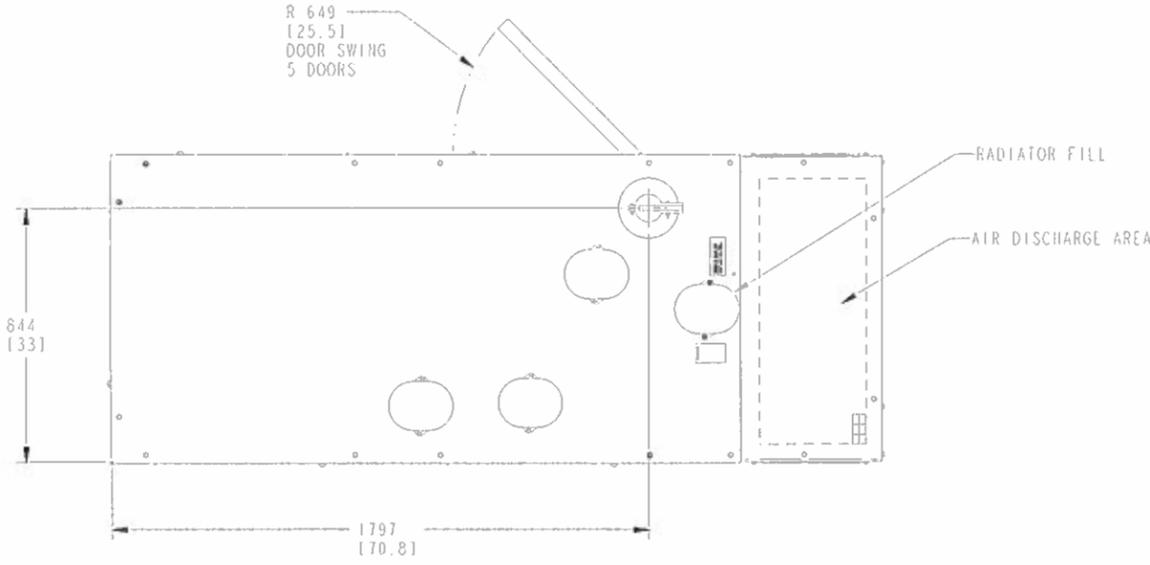
III. Summary

The total sanitary sewage hydraulic flow for the proposed Library Use is less than one half of the sanitary sewage flow for the existing Fitness Center.

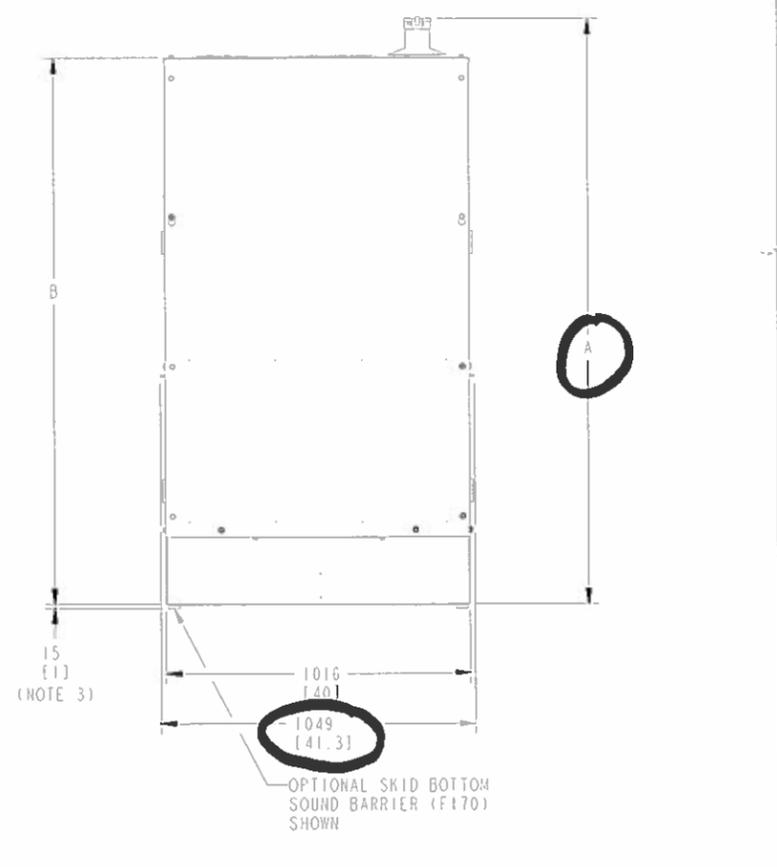
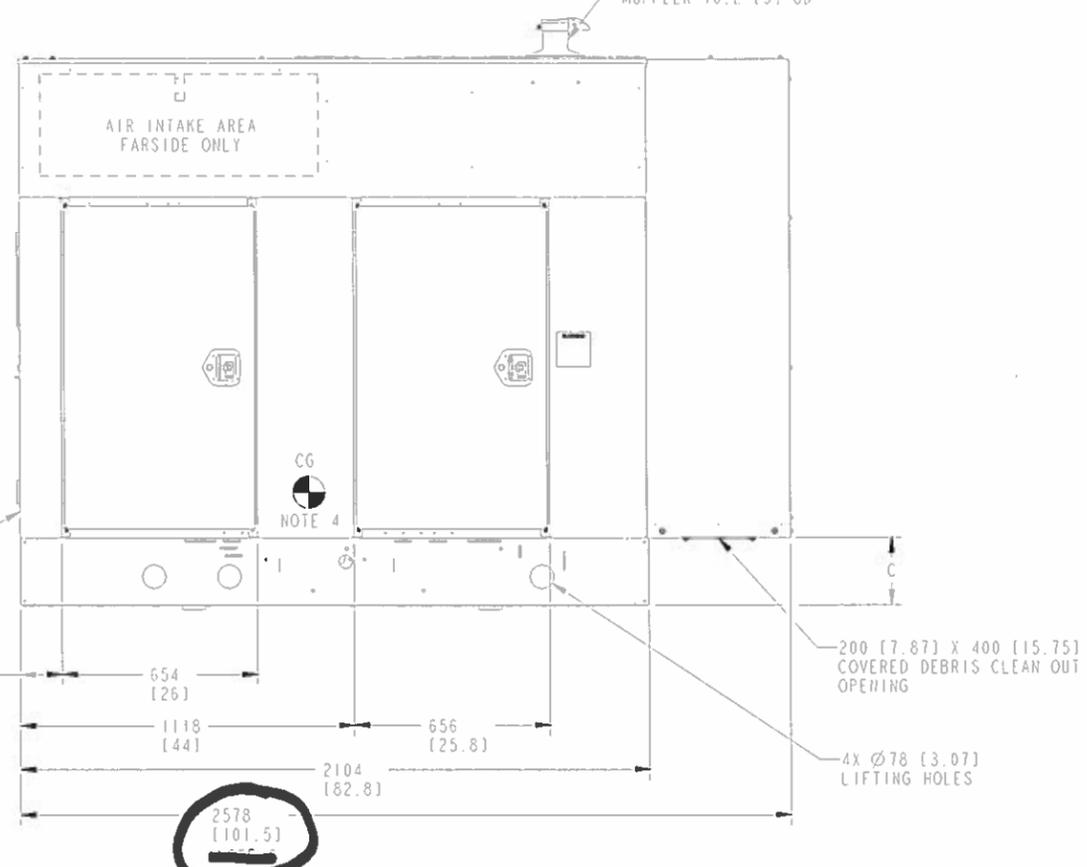
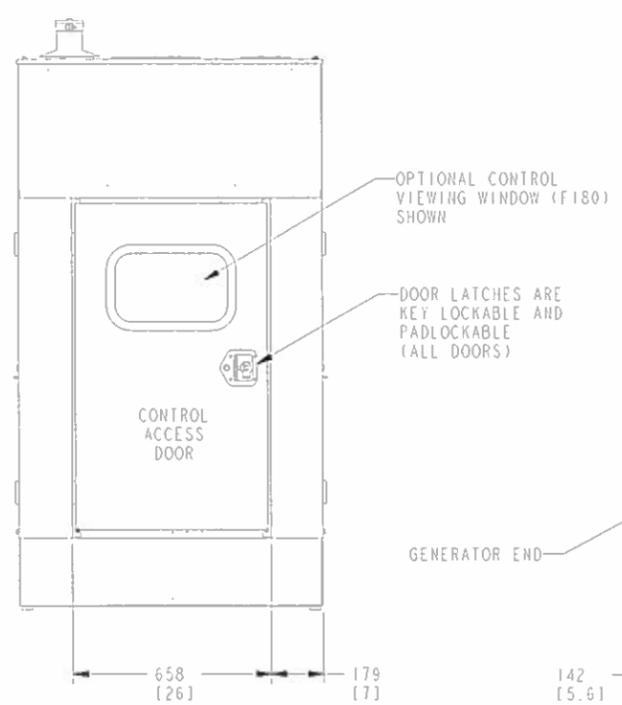
This memo is intended to replace the previous memo dated June 28, 2010, which made reference to a Kitchen/Gray Load component for the proposed library, because the proposed library will contain no kitchen facilities.

Revised: August 24, 2010

REV. NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.	DATE
ECO-106213	11	FEATURE CODE E125-2 WAS E074-2		DPA	K. RISHORE	06AUG03



- NOTE:
1. DIMENSIONS SHOWN IN [] ARE INCHES.
 2. HOUSING AND MUFFLER WEIGHT: 428 kg [943 lbs] HOUSING AND MUFFLER (L999-2) WEIGHT: 432 kg [953 lbs]
 3. HEIGHT INCREASE OF 14.6 [0.6] WHEN OPTIONAL SKID SOUND BARRIER IS USED.
 4. THE CENTER OF GRAVITY (CG) OF THE GENERATOR SET WHEN EQUIPPED WITH THIS HOUSING SHIFTS APPROXIMATELY 77 [3.0] TOWARD RADIATOR END COMPARED TO THE EQUIVALENT NON-HOUSED PRODUCT WITH THE F179 SKID. SEE HOUSING READY SKID BASE OUTLINE DRAWING FOR CG LOCATION OF NON-HOUSED PRODUCT.
 5. GGHF MODELS WITH E125-2 HIGH AMBIENT COOLING SYSTEM HAVE TWO FRONT DUCTS AND AN OVERALL LENGTH OF 3059 [120.4]



TABULATION

SKID BASE	DIM A	DIM B	DIM C
F179 (SHOWN)	1953 [76.9]	1823 [71.8]	224 [8.8]
F176	2022 [79.6]	1862 [73.3]	264 [10.4]

QUIET SITE II, SECOND STAGE

REV. NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.	DATE
1	11-21-96		D. HOFMEISTER			
2	11-21-96		S. JULIK			
3	11-21-96		R. ENGELMANN			

DO NOT SCALE PRINT

ANSI Y14.1-1982

SCALE OF 1/8"

CUMMINS POWER GENERATION
WOOD POND AVE NE
MINNEAPOLIS, MINNESOTA 55412

FILE: OUTLINE-ENCLOSURE (F173)

SITE CODE: PGA

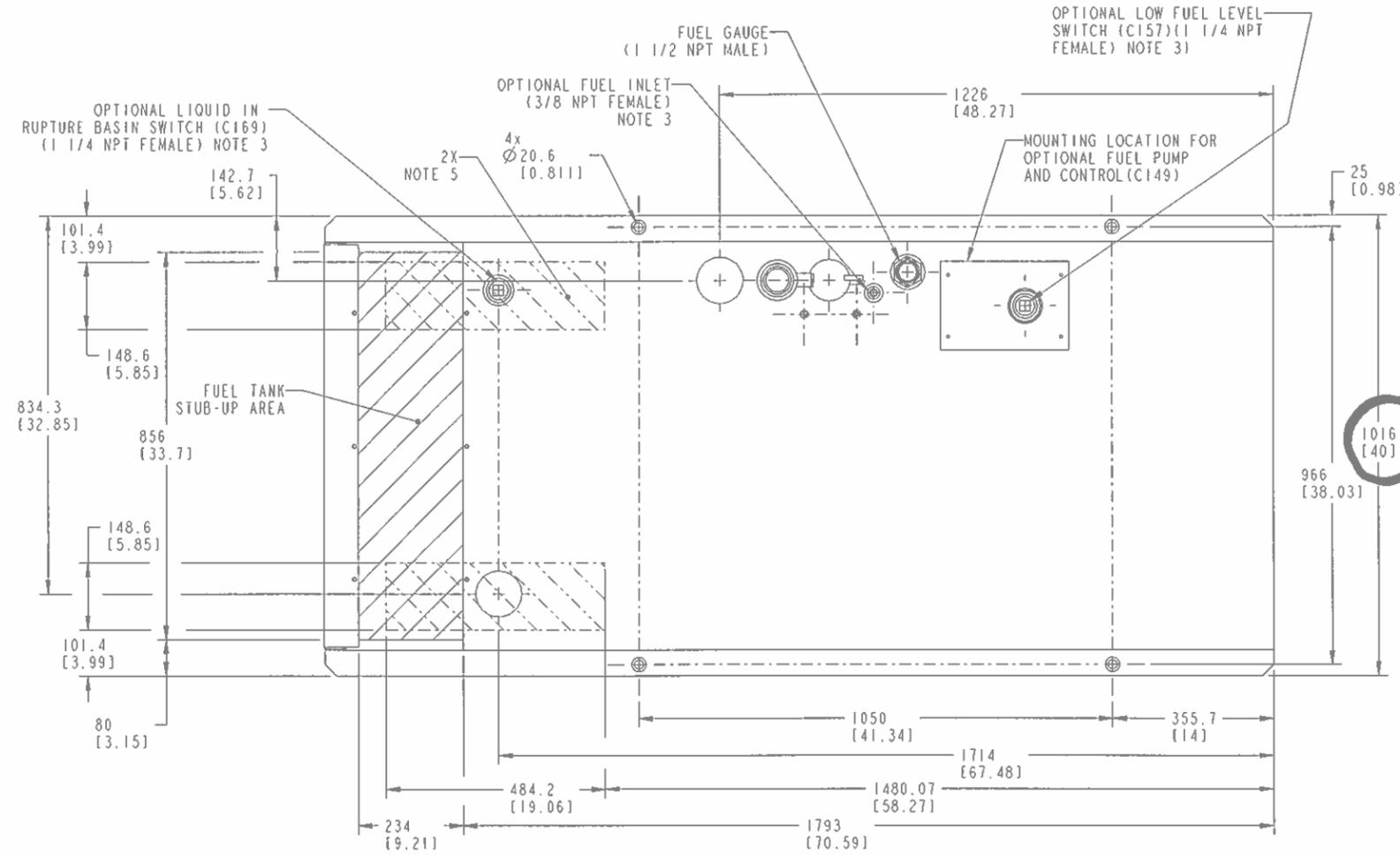
0500_3167

0500_3175

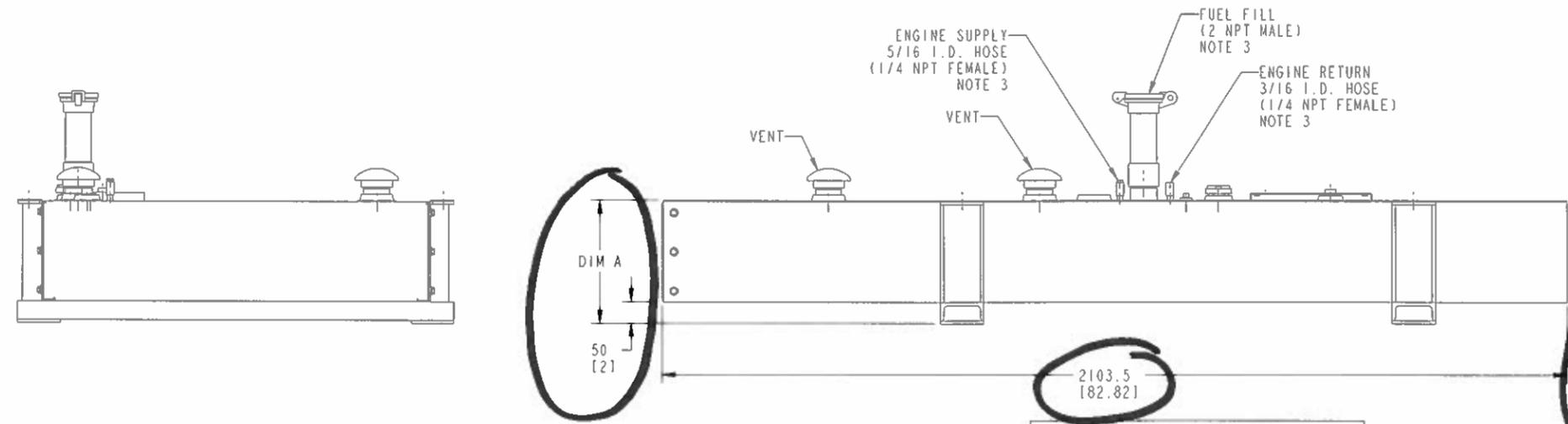
LR NO.	LR	NO.	REVISION	ZONE	DR	CHKD	APPROVED	DATE
73846	A	1	PRODUCTION RELEASE	-	CSE	RKE	RKE	11-20-96
74839	B	1	MODEL DGBB, BC, CA, CB WAS DGCC	2A	CC	BG	GILLETTE	06-17-97
75718	C	1	REV PER ER	-	CSE	DG	GILLETTE	11-07-97
		2	SEE SHEET 2	-	CSE	DG	GILLETTE	11-07-97
76897	D	1	CHANGED FEATURE OPTION FOR DGCA 50 Hz	2B	DAH	DAH	XYKIS	07-22-98
78251	E	1	CHANGES PER ER	-	GAC	DG	GILLETTE	12-08-98
FRD16333	F	1	ADD MODELS DGGD, DGGD, DGHD & DGHE TO TAB 2-A	RMM	BG		ELN	05-08-03
FRD17843	G	1	ADD/COMBINE/DELETE VARIOUS MODELS IN TAB 2A	GWH	DG		GILLETTE	08-27-03
FRD28219	H	1	ADD DSFA TO FEATURE OPTION-MODEL	2B	DC	EW	EW	06-22-06

NOTES:

- TANKS ARE UL142 LISTED. SECONDARY CONTAINMENT GENERATOR BASE TANK. REFER TO TANK LABELS AND LOCAL CODE TO DETERMINE VENTING REQUIREMENTS FOR BOTH COMPARTMENTS.
- SUBBASE FUEL TANK MOUNTING. EXCESSIVE TWISTING OF THE FUEL TANK, WHEN FASTENING IT TO A FOUNDATION, MAY RESULT IN STRUCTURAL FAILURE OF THE TANK. TO INSURE THE INSTALLATION DOES NOT EXCESSIVELY TWIST THE FUEL TANK, THE FOLLOWING PROCEDURE MUST BE OBSERVED:
 - REFER TO ONAN APPLICATION MANUAL T030 FOR GENERAL SET MOUNTING GUIDELINES.
 - AFTER PLACING SET ON FOUNDATION, VERIFY ALL FOUR MOUNTING PADS CONTACT FOUNDATION.
 - THERE ARE 8 SHIMS (.0747 INCH THK) ATTACHED TO EACH FUEL TANK. THESE ARE INTENDED TO FILL ANY GAP BETWEEN THE MOUNTING PADS AND FOUNDATION. IF MORE SHIMS ARE REQUIRED OBTAIN ADDITIONAL P/N 159-1378 FUEL TANK SHIMS.
 - INSERT THE MAXIMUM HEIGHT STACK OF SHIMS THAT WILL SLIDE INTO THE GAP.
 - TIGHTEN TANK HOLD DOWN MOUNTING FASTENERS.
- INDICATES PIPE SIZE OF INTERFACE PORT ON FUEL TANK FOR FEATURE OR OPTION INDICATED.
- DIMENSIONS IN () ARE IN INCHES.
- THIS AREA INDICATES ELECTRICAL STUB-UP SPACE WITHIN THE GENERATOR SET SKIDBASE AS IDENTIFIED ON THE GENERATOR SET OUTLINE DRAWINGS. THE PORTION OF THIS AREA SHOWN OVERLAPPING THE FUEL TANK BODY IS ACCESSIBLE ONLY ABOVE THE TOP OF THE FUEL TANK.



MODEL	TANK	
	0159-1463	0159-1464
DGBB/BC-60 Hz	C167	C168
DGBB/BC-50 Hz	C168	-
DGCA, CB, CG DSFAA, AB, AC, AD, AE-60/50 Hz	C167	C168
DGGD-60 Hz	C167	C168
DGGD-50 Hz	C168	-
DGHD-60 Hz	C167	C168
DGHD-50 Hz	C168	-
DGHE-60/50 Hz	C167	C168



FUEL TANK PART NO.	DIM A	VENT SIZE NOTE 3	TANK VOLUME-LITER (GAL)		DRY WEIGHT kg (lb)
			NOMINAL	EFFECTIVE	
0159-1463	285.72 [11.25]	2"NPT	284 (75)	265 (70)	227 (500)
0159-1464	187.02 [7.37]	3"NPT	549 (145)	530 (140)	227 (500)

DUAL WALL SUBBASE FUEL TANK

CLASSIFICATION OF CHARACTERISTICS
 CRITICAL ●
 MAJOR ○
 MINOR (NONE)
 LINE BELOW SYMBOL ● APPLIES TO UPPER LIMIT
 LINE ABOVE SYMBOL ○ APPLIES TO LOWER LIMIT
 NO LINE WITH SYMBOL APPLIES TO BOTH LIMITS
 KEY INSTRUCTION (NO TOLERANCE)

APPROVED: R. ENGELMANN
 DATE: 11-20-96

DO NOT SCALE PRINT

METRIC DWG
 Pro/ENGINEER

REV	NO.	DATE	BY	CHKD	DESCRIPTION
1	1	11-20-96	C. EDWARDS		
2	1	11-20-96	S. JULIK		
3	1	11-20-96	R. ENGELMANN		

MINNEAPOLIS, MINNESOTA 55432

OUTLINE-FUEL_TANK

0500_3175



Sound Pressure Levels @ 7 meters dB(A)

Configuration		Position (Note 1)								8 Position Average
		1	2	3	4	5	6	7	8	
Standard-Unhoused (Note 3)	Infinite Exhaust	83.6	88.9	87.7	89.3	85.2	88.9	86.4	88.4	87.7
F182 - Weather w/Exhaust Silencer	Mounted Muffler	85.7	89.9	87.4	87.4	82.7	87.2	84.9	89.0	87.3
F172 - Quiet Site II First Stage	Mounted Muffler	84.4	86.3	77.0	75.5	72.4	74.5	75.6	85.7	81.9
F173 - Quiet Site II Second Stage	Mounted Muffler	72.3	74.0	72.0	72.2	69.9	70.5	70.1	72.0	71.8

Note:

1. Position 1 faces the engine front at 23 feet (7 m) from the surface of the generator set. The positions proceed around the generator set in a counter-clockwise direction in 45° increments.
2. Data based on full rated load with standard radiator-fan package.
3. Sound data for generator set with infinite exhaust do not include exhaust noise.
4. Sound pressure levels per ANSI S1.13-1971 as applicable.
5. Reference sound pressure is 20 µPa.
6. Sound pressure levels are subject to instrumentation, measurement, installation and generator set variability.

Sound Power Levels dB(A)

Configuration		Octave Band Center Frequency (Hz)								Sound Power Level
		63	125	250	500	1000	2000	4000	8000	
Standard-Unhoused (Note 3)	Infinite Exhaust	81.3	94.2	105.9	110.2	109.6	108.7	104.2	97.4	115.4
F182 - Weather w/Exhaust Silencer	Mounted Muffler	87.9	95.5	102.9	108.9	109.1	108.7	105.2	98.9	114.8
F172 - Quiet Site II First Stage	Mounted Muffler	84.9	88.4	102.1	103.6	104.2	101.9	97.9	92.8	109.6
F173 - Quiet Site II Second Stage	Mounted Muffler	83.6	86.9	89.7	91.2	93.8	93.1	93.1	90.5	100.3

Note:

1. Sound pressure levels per ANSI S12.34-1988 and SIO 3744 as applicable.
2. Data based on full rated load with standard radiator-fan package.
3. Sound data for generator set with infinite exhaust do not include exhaust noise.
4. Reference sound pressure is 1pW-1x10⁻¹² W.
5. Sound pressure levels are subject to instrumentation, measurement, installation and generator set variability.

Exhaust Sound Pressure Levels @ 1 meter dB(A)

Open Exhaust (No Muffler) @ Rated Load	Octave Band Center Frequency (Hz)								Sound Pressure Level
	63	125	250	500	1000	2000	4000	8000	
	72.2	87.4	92.6	99.4	101.1	103.4	101.9	99.6	108.7

Note: Sound pressure level per ISO 6798 Annex A as applicable.

UNION STREET

CONCRETE CURB
 C.I. COVER
 S 83° 01' 00" E 90.78'

SPIKE SET AT
 PROPERTY CORNER
 0.12'E. OF CONG.
 PILLAR AT CORNER
 RETAINING WALL

CONCRETE RETAINING WALL

CONCRETE PILLAR

LINE C

APPROXIMATE
 LOCATION
 LINE B

1X2 SET ON
 PROPERTY LINE
 0.92'E. OF
 BRICK FACE
 AT GRADE

CHANGE IN
 WALL HEIGHT

LINE D

LINE A

S 06° 02' 30" W 113.20'

EDGE GRAVEL DRIVE

1X2 SET ON
 PROPERTY LINE
 0.85'E. OF
 BRICK FACE
 AT GRADE

1X2 SET ON
 PROPERTY LINE
 0.85'E. OF
 BRICK FACE
 AT GRADE

1X2 SET ON
 PROPERTY LINE
 1.10'E. OF
 BRICK FACE
 AT GRADE

CONCRETE RETAINING WALL WITH BRICK FACE

LIBRARY BUILDING

ROOF OVER UTILITY
 ROOM BELOW GRADE

A.C. UNITS

C/L LINE OF SHRUBS

CONCRETE
 COVER

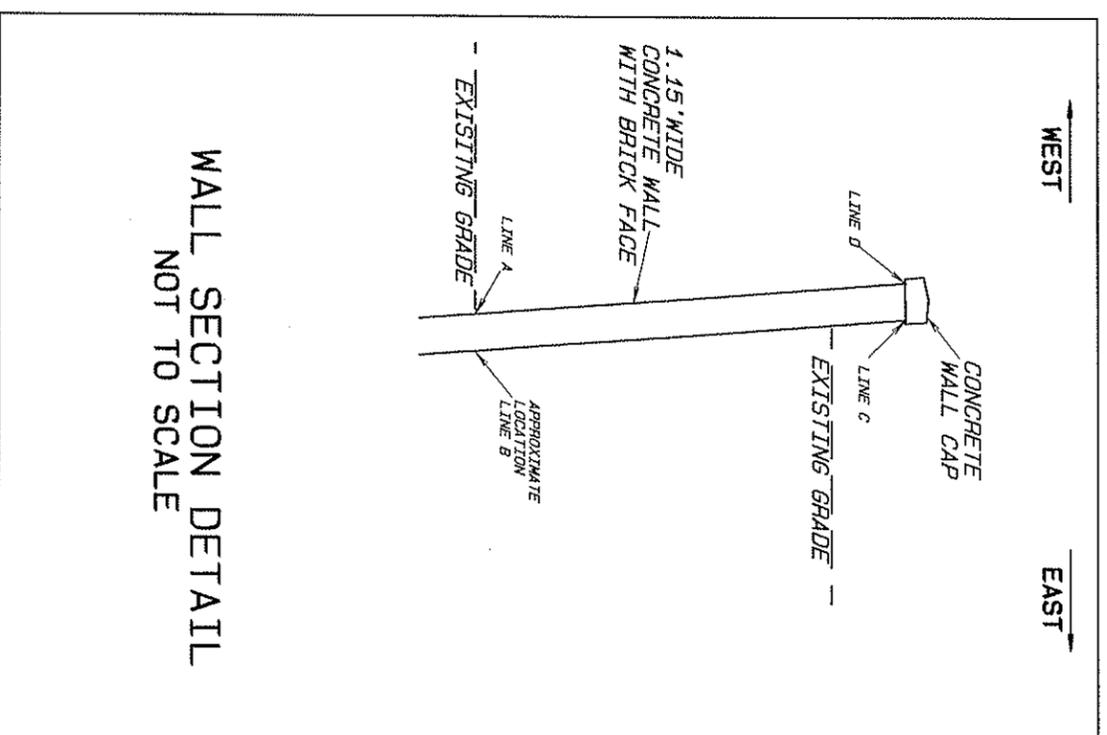
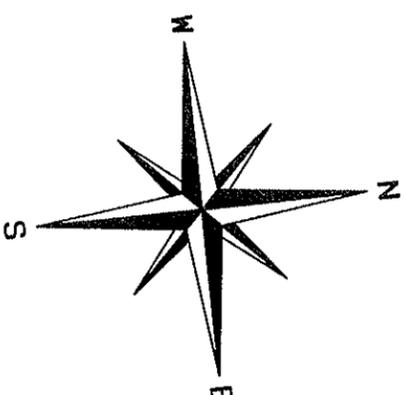
TOP FACE OF
 WALL ON LINE

SPIKE SET AT
 PROPERTY CORNER

GARDEN

S 68° 54' 30" W 82.53'

C/L LINE OF SHRUBS



WALL SECTION DETAIL
 NOT TO SCALE

SKETCH MAP OF
 EAST PROPERTY LINE

PREPARED FOR
 THE TRUSTEES OF THE
 JOHN JERMAIN MEMORIAL LIBRARY
 SITUATE
 INC. VILLAGE OF SAG HARBOR
 TOWN OF SOUTHAMPTON
 SUFFOLK COUNTY, N.Y.

SCALE: 1" = 10'

AREA = 14,172 S.F.

TAX MAP NO.: 0903-003.00-03.00-070.000

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