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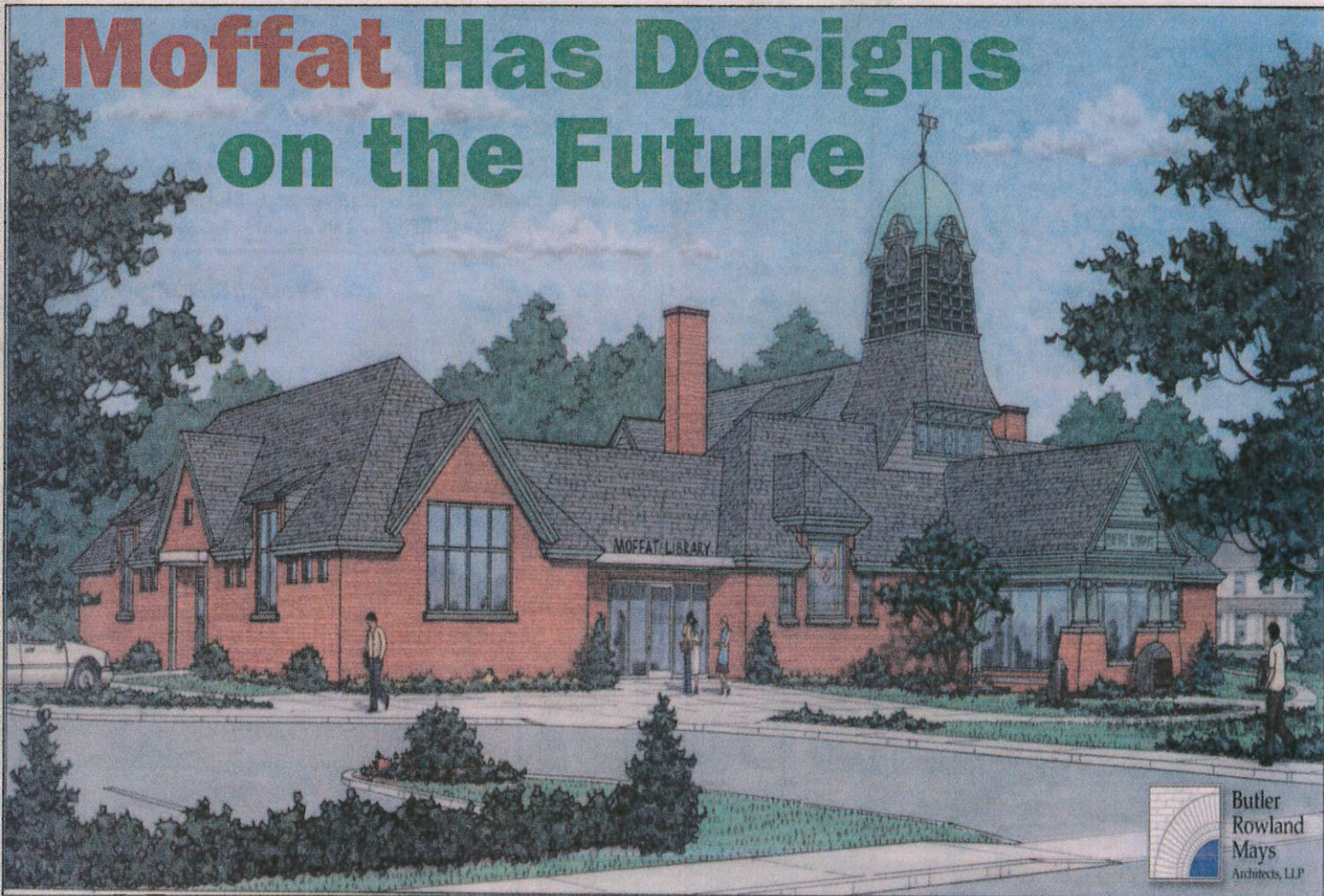
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Moffat Has Designs on the Future



Butler
Rowland
Mays
Architects, LLP

Restore... Renew... Reimagine - an artists rendering of the proposed updated Moffat Library. See John's Spear's "Just Wandering 'Round" on page 16..



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"Just Wandering 'Round." by John Spear

The Washingtonville Village Board got a first look at the new, proposed Moffat Library at their meeting last Monday night. The presentation was made by Carol McCrossen, Library Director. The theme - "Restore...Renew...Reimagine."

If it can get done, it will mean a massive improvement to the center of the village, creating a village green effect.

But let's start at the beginning of why a "new" library is needed. As Carol showed in a number of slides, the Moffat Library building was literally falling apart from leaks in the roof. A number of slides showed falling ceiling tiles and one of them had a bucket underneath which had been there for years. In an updated photo of the same shot, the same bucket was still there except that now it

was full and overflowing because there was no one to empty it.

The final devastating touch was Hurricane Irene in 2011, which flooded the building and forced the relocation of the library to its temporary location at the corner of Route 208 and Sarah Wells Trail. The property is owned by businessman Jim Smith and it reopened on October 17, 2011.

A quick timeline of the building was given: Built in 1887 by David Moffat as a gift to his hometown, it remained pretty much in its original form until the 1950s. As I was growing up in the center of the village, the library was one of my favorite spots. I'd walk there and go to the children's section, looking through books, sometimes sitting there all day reading or checking out the books. But enough of those memories.

In 1957, the town bought the library for \$1 with the agreement that the town would maintain it. The library occupied part of the building (mostly the west side) while the town offices moved into the east side of the building. The auditorium was used for town board meetings as well as other community events such as Halloween parties for children.

There was an addition on the town side of the building in the 1970s to take care of the recreation department, but it had one big disadvantage - the floor level was about three feet below the rest of the building. That makes it non-compliant with current disability access requirements. The roof joint between the new and old also became the source of many of the present leaks.

In 1995 it became a school

district library as the library board tried to work out a practical financial plan. Next in line was transferring the library back to the Library Association in 2012, once again for the grand total of \$1. Now the library board started work on two fronts - financial and structural. They initially talked to six architects, narrowed it down to two, and finally selected Butler, Rowland and Mays. They had recently been involved with two other libraries: One an older building similar to Moffat and the other a new design. Many of the features were ones suggested during the community input when 200 people (and the staff) responded.

The architects determined that the old recreation office was not salvageable but the 1960s and 1990 library addition could be saved.

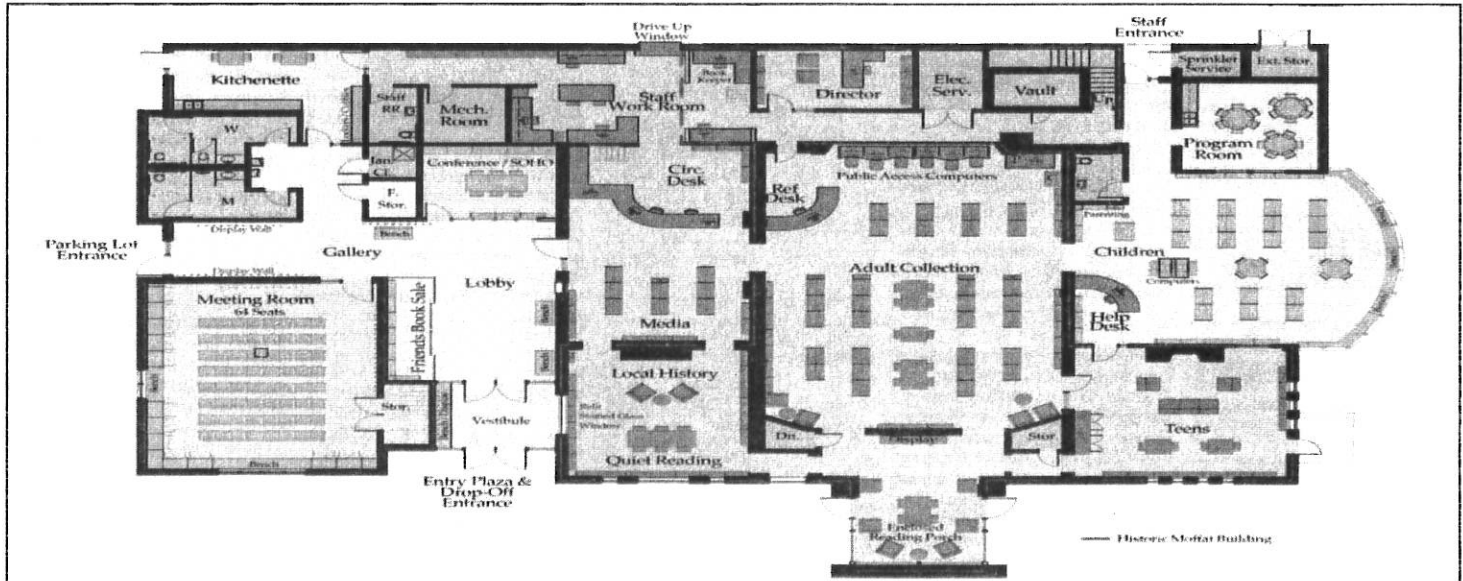
The new library will have a number of new features. There will be a room for tutoring and home office meeting space; separate gathering space for teens, and

an expanded children's room and craft/program room; a glassed-in porte cochere (reading porch); a room for local history displays and research; the ability to have public gatherings while the library is closed; and AMPLE PARKING.

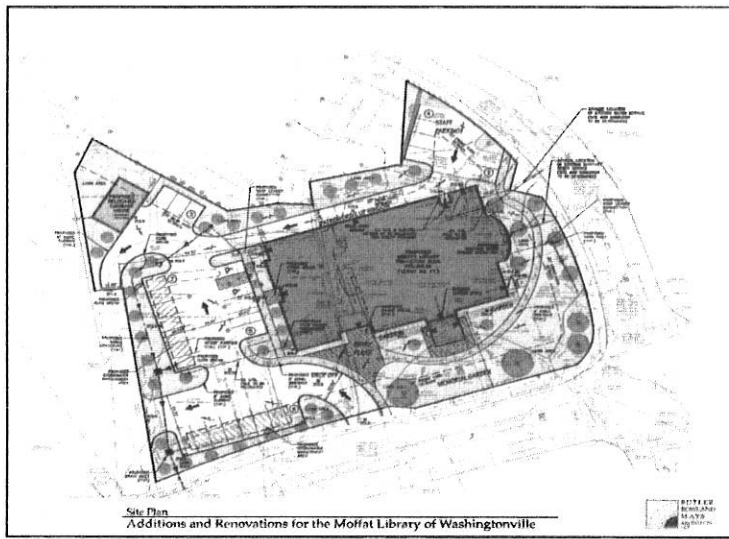
The last item was made possible when the library was able to buy the two houses next to it on the west side, making room for up to 30 cars. It also makes it possible to close the driveway in the front of the library and create park-like landscaping.

On the financial end, the library has raised \$505,000 so far. With an estimated [total, complete] cost of \$7,427,000, that would leave \$6,922,000 to bond (borrow). Any future donations, fundraising efforts and grants would reduce this amount. The increase in taxes for an average home would be in the neighborhood of \$60-80 or about 25 cents a day. Not bad for what we are getting.

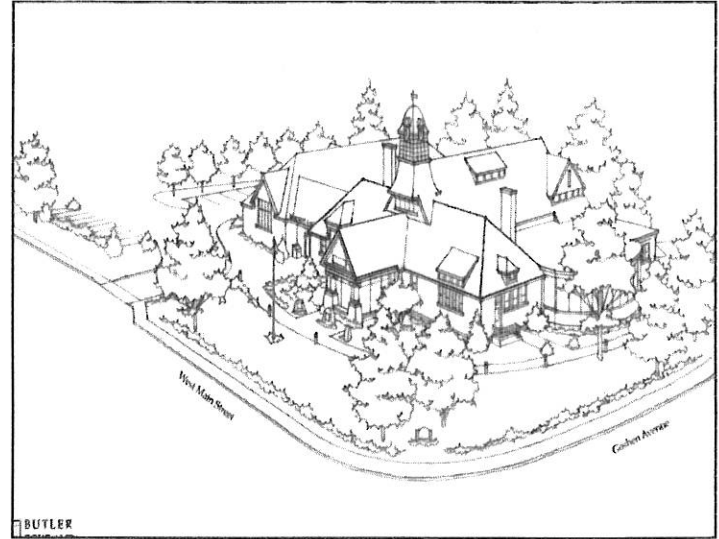
If you want to know more, you can go online to Moffat Library.



The floor plan of the proposed undated Moffat Library. One nice feature is being able to see from the parking lot entrance on the left (west) side through the entire building and out the glass wall on the east side



Site plan.



Aerial view.