

**Project Narrative**  
**North Greenbush Public Library**  
**Mohamed Way, North Greenbush, NY**

**Introduction**

The North Greenbush Public Library ("NGPL") is proposing to construct a new public library building and related site improvements by developing a newly subdivided parcel that is  $\pm 3.07$ -acres on the northwest corner of Mohamed Way in the Town of North Greenbush, where it intersects with Snyder's Lake Road (the "Project Site"), which parcel was approved by the Town of North Greenbush Planning Board August, 2025. See **Enclosed** [Existing Conditions Plan, prepared by LaBella, dated September 11, 2025] and **Enclosed** [Concept Site Plan, prepared by LaBella dated September 19, 2025].

The Project Site is part of tax map parcel number 134.-4-5.11. A new tax map number will be assigned given the recent subdivision. The facility will be for public cultural, recreational, and educational use, and will replace the current library location at 141 Main Avenue in Wynantskill, NY.

Access to the proposed site will be provided from Snyder's Lake Road via a new curb cut, in order to provide adequate sight lines and traffic safety. Permitting for the proposed new curb cut will be facilitated by Rensselaer County Highway Department. See **Enclosed** [Sight Distance Analysis, prepared by LaBella, dated August 25, 2025].

The approximate anticipated area of disturbance is more than one acre, and therefore a Stormwater Pollution Prevention Plan will be prepared. The project area currently consists of low grasslands, some trees on the west edge. A preliminary wetland investigation found potential wetland areas on the Project Site, which have been identified and pending jurisdictional determinations pending before the New York State Department of Environmental Conservation ("NYSDEC"). See **Enclosed** [Wetland and Stream Delineation Report, prepared by Labella, dated September 2025]. Based on the Wetland and Stream Delineation Report, the NYSDEC issues a negative jurisdictional determination, dated September 24, 2025, finding that wetlands on the Project Site are not regulated by the NYSDEC.

**Existing Conditions**

The existing  $\pm 3.07$ -acre property is currently undeveloped and has been used as agricultural land for several generations. There are existing water and sanitary sewer mains in Snyder's Lake Road, and these services are proposed to be extended from the County highway on to the Project Site via the existing Mohamed Way right-of-way, entering from the east into the Project Site.

The land slopes gently from a high point in the northwest corner to a low point in the south/southeast corner. Post construction stormwater collection systems are not required, but general areas of stormwater control have been proposed on the enclosed Concept Site Plan, prepared by LaBella dated September 19, 2025.

**Proposed Project**

The NGPL proposes to construct a new  $\pm 6,000$  SF library building, along with outdoor program areas (some lawn, some hardscape), as well as new asphalt parking, concrete curbing\sidewalk, utilities, stormwater treatment, building and parking lighting, landscaping, signage, and a trash/recycling fenced enclosure as shown on the attached Preliminary Site Development Plan (the "Project").

The Project will include a single-story building, the exterior is anticipated to be clad in cementitious clapboard and board-and-batten siding, with an architectural asphalt shingle and standing-seam metal roof, with a design in keeping with the agricultural and rural context of the immediate vicinity. Site walls will be of cultured stone cladding, as may some accent pieces of the building.

The trash/recycling enclosure will be constructed with the same cultured stone wainscot and cementitious siding façade to match the building.

### **Zoning**

The parcel is within the Town's Agricultural/Residential "AR" zoning district, which permits public libraries via site plan and special use permit from the Town's Planning Board. As demonstrated by the enclosed Preliminary Site Development Plan, the Project meets the Town's applicable area and bulk regulations. The Project proposes 33 parking spaces.

### **Site Access**

Site access from Snyder's Lake Road will be via a new entrance/egress drive, situated by traffic engineers to maximize sight distance in both directions on Snyder's Lake Road. An emergency egress connection may be made to Mohamed Way, but this is not anticipated for public use. It is anticipated that review by the County Highway Department will be required. See **Enclosed** [Sight Distance Analysis, prepared by LaBella, dated August 25, 2025].

### **Stormwater**

The proposed site development anticipates use of on-site storm sewers draining to on-site stormwater retention facilities. Since the overall area of disturbance is more than one acre, a SWPPP will be required in compliance with all State and local regulations.

Stormwater runoff from the new impervious and rooftop areas will be directed to new on-site catch basins which will discharge to the on-site stormwater system referenced above.

### **Water Service**

There is an existing water main in Snyder's Lake Road that will be utilized for the Project. It is anticipated that the Project will utilize 325 gallons per day, which can be serviced by the existing public water supply.

### **Sanitary Sewer**

There is an existing sanitary sewer line operated by the Rensselaer County Sewer District located in Snyder's Lake Road.

### **Lighting & Landscaping**

New pole mounted dark sky compliant LED site lighting fixtures are proposed to illuminate the parking lot and to provide consistent lighting levels for the parking and drive lanes. Bollard-mounted dark sky fixtures will be utilized for paved walkways. The layout will minimize light spill at the property lines. Exterior building lighting will be soffit-mounted and directed downward at exits and entrances. Any accent lighting of the building façade will be directed, and screened to prevent light migration.

Landscaping is proposed to include trees and shrubs, in addition to grasses, groundcovers and perennials as part of this project. Screening will focus on Mohamed Way, the cemetery entrance road to the west, to restrict views of the parking lot while maintaining the new sight lines for entry/egress to the site.

**Signage**

Proposed signage will consist of a freestanding Library identification sign on Snyder's Lake Road, located to avoid impeding sightlines, but to adequately identify the building for the public. Directional signs and building signage will be located at the driveways to guide patrons. Lettering on the primary building façade will identify the NGPL.

**Library Operations**

As a public library, subject to Wicks Law and other public bidding requirements, the construction of the new facility will involve at least four separate construction trades to develop the project site. Likely construction employment is anticipated to reach 30-40 jobs, and construction is anticipated to last approximately 12 months, or 52 weeks.

Permanent professional library staff is expected to continue at current levels, with one full time and eight part time employees, including Director, professional staff, and clerks. The NGPL currently anticipates maintaining existing operating hours, which are 10am – 7pm Monday through Friday, 10am – 2pm Saturday, and closed on Sundays. Evening events may be scheduled in the Meeting Room that may occasionally last after 7pm.

During peak hours, the library will have a staff of three people. Current patron usage patterns indicate a peak usage of 55 persons between the hours of 10am and 3pm, and an overall average usage of 95 persons per day.

Local waste hauling companies will be utilized for trash removal and pick-up will be limited to times outside of peak hours. Library System van deliveries are typically provided five times a week or as needed during off peak hours as well.

The NGPL is extremely engaged with local institutions and cultural entities, including Cornell Cooperative Extension of Rensselaer County, the Wynantskill Union Free School District, and the Rensselaer County One Stop Career Center. The design of the building includes a SOHO, or small-office/home office, which may be reserved by community members who work from home or are looking for a remote office setting.

**Schedule**

It is estimated that the duration of construction will be approximately 12 months.