

Woodbury School Feasibility Study



Potential Partnership
with Syosset Public Library (SPL)



SYOSSET PUBLIC LIBRARY

Welcome + Purpose



UNDERSTAND

Why the project is being considered

What planning and due diligence efforts have shown

Anticipated project cost and household impact



EXPLORE

Proposed program and layout

How a satellite library could benefit the community



ENGAGE

Community questions, feedback, and next steps



SYOSSET PUBLIC LIBRARY

Woodbury School Background



Constructed 1925



Ribbon Cutting Jan.
1926
(100-year anniversary)



Operating school for
30+ years



Converted to offices,
print shop,
maintenance, clerk



Vacant since 2007



Woodbury School Recent Developments

- **Fall/Winter 2014** – Potential sale and cancellation.
 - **Summer/Fall 2023** – BOE discussions about renovation as part of Bond Proposal
 - **August 28, 2023** – Explored converting to rental space, but ADA accessibility poor
 - **October 18, 2023** – Additional Board discussion
 - **November 6, 2023** – Superintendent recommended that the Woodbury School rehabilitation be postponed, “not cost effective.”
 - **November 20, 2023** – Superintendent informed the Board he was approached by the Syosset Library interested in renovating the Woodbury School as a satellite location.
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- **2024-2025** – School focuses on construction bond
 - **January 12, 2026** – Superintendent’s report stated the library remains interested in repurposing the Woodbury School as a potential annex and toured the site with H2M.
 - **February 9, 2026** – Discussion and authorization of Woodbury School Feasibility Study
 - **September 14, 2026** – Report on the results of the Feasibility Study

Challenges the Library Is Managing

Program demand keeps growing, and our meeting spaces are at capacity

WHAT WE'RE MANAGING



Waitlists for most programs

97% of adult and 95% of children's registered programs had a waitlist in 2025



Limited meeting room availability

We have maximized use of the library's program spaces, leaving little room to add more



Steady growth in demand

Program sessions up 31% and attendance up 35% since 2016

STEPS WE'VE TAKEN



Flexible furniture

Purchased to diversify how each meeting space can be used



Added program sessions

Where possible, we have added sessions for high-demand programs



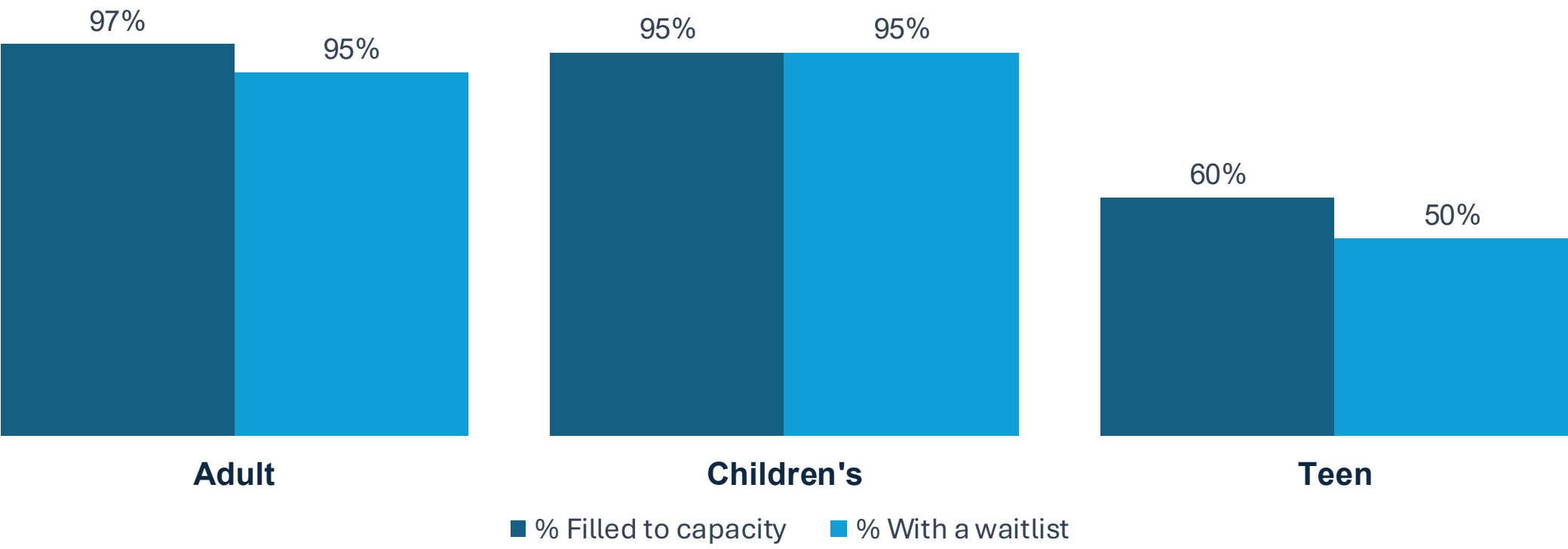
Larger class sizes

Where possible, we have increased the number of attendees per class

Even with these steps, demand outpaces our space. The Woodbury School adds the room we need.

Library Program Registration & Waitlists by Department

2025 registration-required programs that filled or carried a waitlist



Where possible, class sizes have been increased to address demand.

The Woodbury School creates room to add program sessions — directly addressing these waitlists.

The Importance of Library Programs

Program growth since 2016, and what programs give every age group



1,005 program sessions in 2025
Up **31%** from 765 sessions in 2016



27,945 total attendees in 2025
Up **35%** from 20,751 attendees in 2016



Adults

- Opportunities to learn something new
- Social connection — meeting new people and making new friends
- Rising demand for hands-on classes: crafts, art, knitting, card games, cooking



Children

- Opportunities to make friends
- Socialization skills and play-based learning
- Active exploration and motor-skill development



Teens

- A welcoming space for IRL social connection
- Academic growth and enrichment
- Volunteer opportunities and career readiness

Why This Project? Why now?

Two needs create one community opportunity.

LIBRARY NEEDS

- More meeting and programming capacity
- More children's space
- Observational data shows a rise in senior citizen library use
- Small-group meeting and study spaces
- Comfortable informal seating
- Outdoor programming space
- Additional location to better serve the north Syosset and Woodbury communities

WOODBURY SCHOOL

- Vacant since 2007
- Reuse studied over a number of years
- The building requires a long-term decision
- Productive public use or eventual demolition and site restoration

LIBRARY NEEDS + UNDERUTILIZED ASSET = SATELLITE LIBRARY OPPORTUNITY



SYOSSET PUBLIC LIBRARY

Potential Everyday Uses of the Woodbury School

The renovated Woodbury School would serve the community outside of scheduled programming



Meeting & Study Space

Rooms available for small study groups, civic associations, and local clubs to meet



Holds Pickup & Library Services

Patrons can pick up holds and get assistance from librarians on-site



A Place to Read & Relax

Comfortable areas to read, relax, and spend time in a community centered space



A Curated Collection

A focused collection of the library's most popular materials — about 10,000–12,000 items



Taking the Library Outdoors

New outdoor spaces provide opportunity for programming the library can't offer today.



Amphitheater with Stage

Music performances, small theatrical performances, family-friendly performances such as magicians, educational lectures, author visits and readings, and outdoor movies



Inspiration Image



Outdoor Program Areas

Storytimes, gardening programs for all ages, story walks, open air exercise and art programs, and an outdoor environment designed to connect literacy, active learning, and an appreciation for nature



Inspiration Image



Outdoor Patio

A place to relax, read a book, meet friends, and provide a tranquil meditative reading space for the library's patrons



Due Diligence

The completed study informs a potential bond decision and identifies existing conditions.

BUILDING

Existing conditions + rehabilitation needs

ENVIRONMENT

Known and potential considerations

ACCESSIBILITY

Entrances, circulation + inclusive use

SITE

Parking, grading + outdoor use

SYSTEMS

Mechanical, electrical, plumbing + fire protection

COST

Construction, allowances, contingency + soft costs

What the study tells us

The Study identifies a feasible path forward.

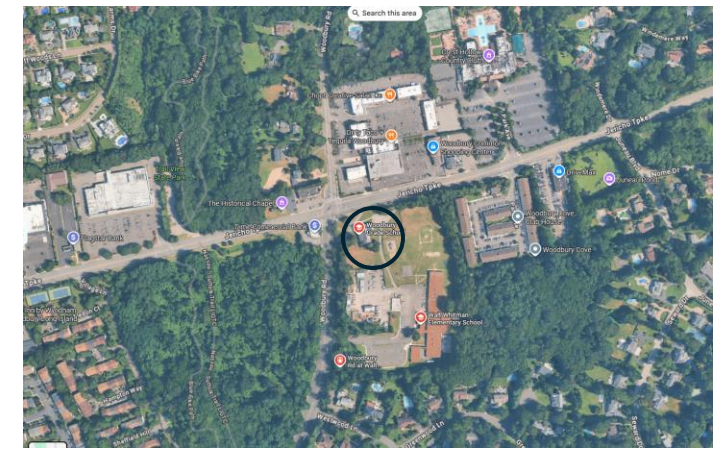
Supports Reuse

- ✓ The building can be rehabilitated for a new public use
- ✓ Historic exterior character and selected elements can be retained
- ✓ The site can support library and community functions

Required Improvements

- ✓ Accessibility improvements will be required
- ✓ Major building systems will require modernization
- ✓ Environmental conditions must be addressed

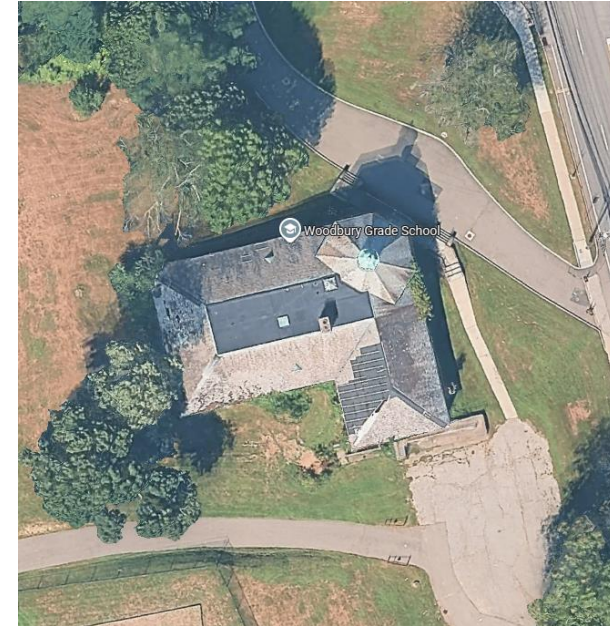
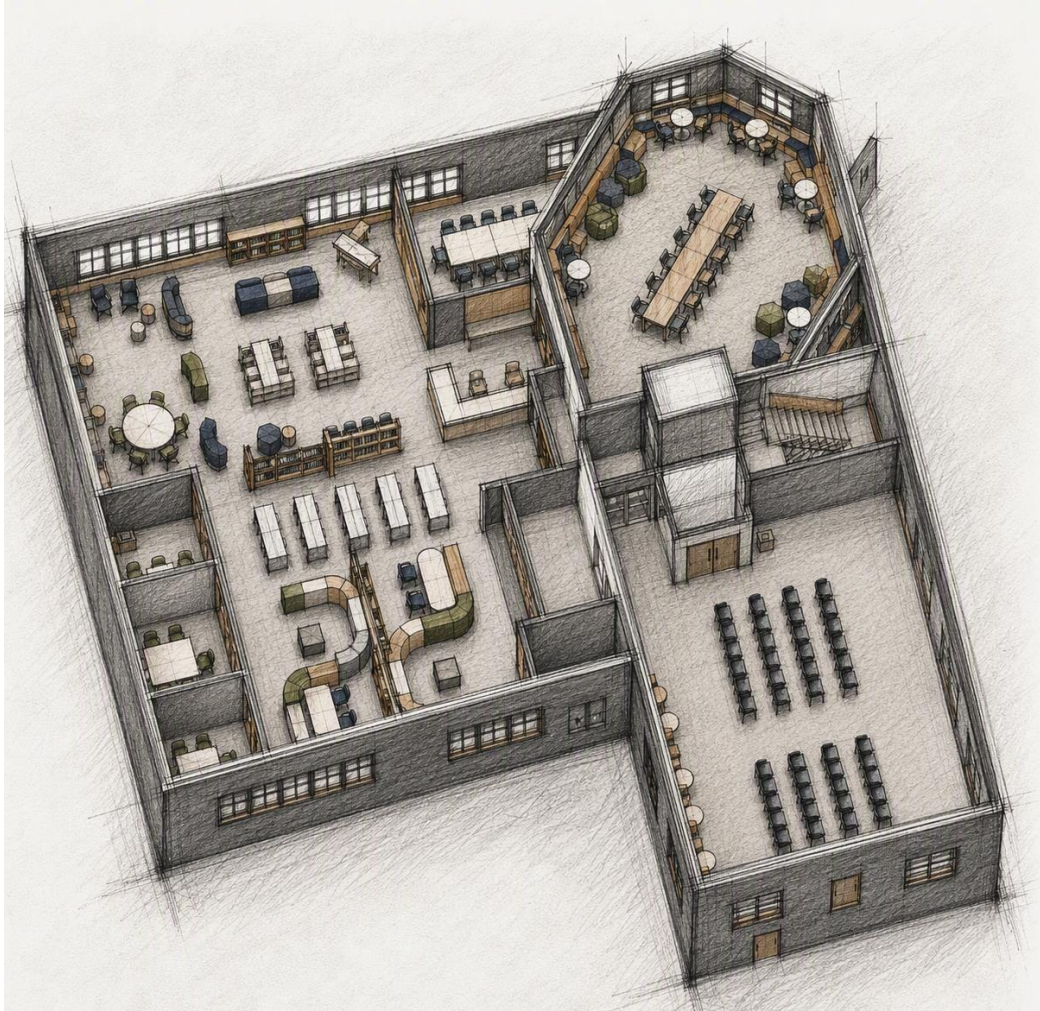
Schematic Concept



1. Main entry
2. Accessible arrival
3. Existing building
4. Amphitheater with Stage
5. Patio Area
6. Parking connection after school hours

Schematic Concept

The concept supports gathering, learning, discovery, and connection.



- **Community meeting room**
- **Early childhood zone**
- **Local History Collection**
- **Study rooms**

Main Entry and Welcome Area

A welcoming arrival with flexible seating, visible service points, and references to the building's historic character.



- **Visible welcome area**
- **Clear orientation upon arrival**
- **Comfortable study and gathering area**
- **Flexible seating for individuals and families**
- **Open sightlines into the library**
- **Accessible circulation throughout**

Study Rooms

Honoring the Building's Historic Character



- Potential restoration of historic wood doors
- Glazed openings to support visibility
- Shared tables for study and collaboration
- Warm wood finishes referencing historic character

Children's Area

A flexible environment for reading, play-based learning, programs, and family connection.



- **Flexible tables for programs and activities**
- **Built-in window seating and imaginative reading nook**
- **Open floor area for story time**
- **Soft seating for children and caregivers**
- **Nature-inspired colors and materials**

Flexible Programing and Local History Commons

A welcoming environment for learning, collaboration, local history exploration, and community connection.



- **Flexible tables for programs**
- **Multiple seating configurations for informal collaboration and breakout study areas**
- **Built-in window seating**
- **Local History Collection**

Partnership with the School District

The Woodbury School expands the library's longstanding partnership with Syosset Central School District



Class Visits

In-District Field Trips and collection of local history



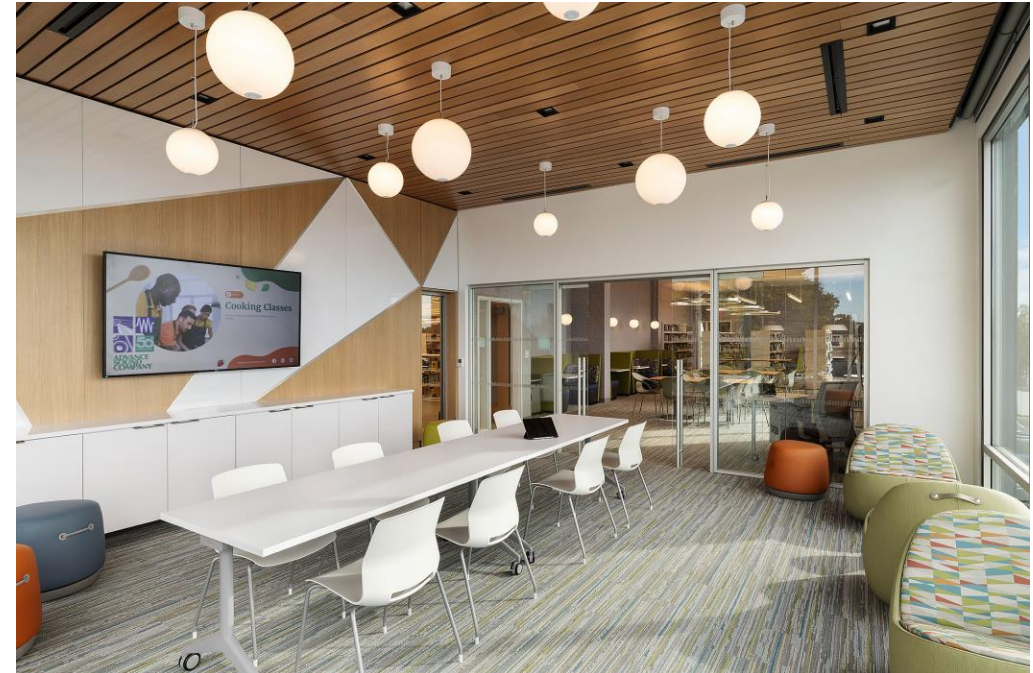
Professional Development & Meetings

Space for staff professional development and school district meetings



Learning Collaborations

School and library collaboration on student learning and projects especially outdoor science and nature projects



The Woodbury School- Two Paths

Convert to Library

<u>Description</u>	<u>Cost</u>
Hard Construction Related Costs	
01 General Construction	\$ 8,350,000
02 Fire Protection Plumbing	\$ 1,100,000
04 Mechanical	\$ 1,200,000
05 Electrical	\$ 1,500,000
Total Hard Costs	\$ 12,150,000
Allowances	
06 Furniture Allowance	\$ 750,000
07 A/V and Technology Allowance	\$ 650,000
08 Design Contingency	\$ 1,822,500
Total Hard Costs including Allowances	\$ 15,372,500
Architecture/Engineering, and Construction Management	
10 A/E fees, Permitting, Survey, Testing, Attorney	\$ 3,112,500
11 Construction Manager	\$ 615,000
Total Soft Costs	\$ 3,727,500
Total Incl. Hard Costs, Soft Costs and Allowances	\$ 19,100,000

OR

Demolition and Site Restoration

<u>Description</u>	<u>Cost</u>
Building Demolition	\$ 1,650,000
Environmental Remediation	\$ 600,000
Site Restoration	\$ 1,200,000
Total	\$ 3,450,000

Estimated Library Tax Impact

Based on home value, if the \$15.6 million bond is approved

Assessed Home Value – Median Syosset	\$850,000
Uniform Percent	0.001
Taxable Value	\$850
Old Library Tax Rate	82.423
Old Library Tax	\$700.60
New Library Tax Rate	96.506
New Library Tax	\$820.30
Estimated Dollar Change	\$119.71

How the Project Is Financed

Estimated Cost of Project	\$19,100,000
Use of District Capital Reserve	(\$3,500,000)
Remaining Amount for Library to Finance	\$15,600,000
Est. Average Annual Debt Service (15 years at 4.25%)	\$1,427,501

Woodbury School/SPL-Next Steps

