

Meeting was called order at 6:00 p.m. with Ed Chart, Mike Weinkauf, Paul Beere, Gary Beck and Chris Johnson present. Chris Bennett and Bob Lancour were absent.

Betty Novy, Clerk-Treasurer and Sandi Swan, Deputy clerk-Treasurer were also present.

**Presentation and Discussion on four Architectural Site Plan Options regarding construction of the Village Hall in Rochester Commons Park: Village Hall Building Subcommittee**

Four Architectural Site Plan Options were provided to the Board prior to the meeting. Novy stated that the subcommittee met with the architects on September 22, 2011 and were able to put together four layouts from the information collected at the meeting.

The Board reviewed lay out C1.1

Layout C.1 showed the Village Hall in an "L" shape (5,900 sq. ft.) and located west of the Library. The parking lot was a drive through lot from Spring St. to Wade St. It allowed for more green space in front of the Library and a generous landscape buffer between the Library and the parking lot. Amenities that were shown on the layout were a half court basketball court and a tennis court on the northwest corner of the property, a 24' gazebo and two play areas with a walking path from the parking lot to all amenities including the Public Garden. The layout also showed two expansion possibilities on the Village Hall and one expansion possibility for the Library for future needs. Layout C1.1 is on file in the Clerk's office.

Novy read the pros and cons list provided by the architect (as follows):

Pros:

- ~ Village Hall has its own identity
- ~ Parking lot can be used for the Library and the Village Hall
- ~ Parking Access from Spring St. and Wade St.
- ~ Multi-use Commons with multiple amenities
- ~ Convenient supervised Commons area
- ~ Building expansion in two directions if needed
- ~ 24' gazebo
- ~ Library expansion if needed
- ~ Separate buildings allows for greater aesthetic design possibilities for the Village Hall
- ~ Separate buildings with new proposed zoning allows the Village to adjust setbacks
- ~ Expanded green space in front of the Library
- ~ Pedestrian link to the Public Gardens
- ~ Generous landscape buffer between the Library and the parking lot
- ~ A new "Village Center" identity

Cons:

- ~ Elimination of ball diamond
- ~ No enclosed link to Library
- ~ Relocation of the "Commons" sign

Comments were as follows:

Chart stated that the parking area is shown as a through parking lot, not as a through road. The committee didn't want the Board to think it of it as a road. They felt that during election times this would allow for better traffic flow. Beere added that with this pass through design you could put the stalls on an angle to make for easier accessing and exiting.

A picture of a sample gazebo was also provided.

The Board reviewed layout C1.2

Layout C1.2 also showed the Village Hall in an “L” shape (5,900 sq. ft.) and located northwest of the Library. The parking lot was a drive through parking lot from Spring St. to Wade St. This layout also allowed for more green space in front of the Library and a generous landscape buffer between the Library and the parking lot. Amenities that were shown on the layout were a tennis court in the northwest corner, a half court basketball court on south side of the lot, and one play area with a 24’ gazebo and walking path to all amenities including the Public Garden. The layout showed one expansion possibility for the Village Hall and one expansion possibility for the Library for possible future needs. Layout C1.2 is on file at the Clerk’s office.

Novy read the pros and cons list provided by the architect (as follows):

Pros:

- ~ Village Hall has its own identity
- ~ Parking lot can be used for the Library and the Village Hall
- ~ Parking Access from Spring St. and Wade St.
- ~ Multi-use Commons with multiple amenities
- ~ Convenient supervised Commons area
- ~ Building expansion for Administration if needed
- ~ 24’ gazebo
- ~ Library expansion if needed
- ~ Separate buildings allows for greater aesthetic design possibilities for the Village Hall
- ~ Separate buildings with new proposed zoning allows the Village to adjust setbacks
- ~ Expanded green space in front of the Library
- ~ Pedestrian link to the Public Gardens
- ~ Generous landscape buffer between the Library and the parking lot
- ~ A new “Village Center” identity

Cons:

- ~ Elimination of ball diamond
- ~ No enclosed link to Library
- ~ Relocation of “Commons” signs
- ~ A retaining wall will be needed for the north parking area

Comments were as follows:

Chart state that the pros and cons were similar to C1.1 except for an added con of a retaining wall for the north parking area. Novy stated that on option C1.1 there are two expansion possibilities for the Village Hall and only one option on C1.2. She also stated that on option C1.2 the amenities are more visible to the Library than on option C1.1. Johnson stated that he likes how option C1.1 shows the Village Hall closer to the Library. Beere stated that Mary Stapleton, Library Director, told him that if there is a summer program that is held at the Village Hall the children would go directly to the Hall and not to the Library first.

The Board reviewed layout C1.3

Layout C1.3 showed the Village Hall as a rectangle addition (6,775 sq. ft.) to the north end of the Library, after the demolition of the tower building, off Wade St. The parking lot is located directly west of the Library with no landscape buffer between the Library and the parking lot. Access to parking lot is off Spring St. only. The play area is shown in the southeast corner of the property. There were no other amenities shown except the existing ball diamond. The basketball court would be removed for the parking lot. The layout showed one expansion possibility for the Village Hall and no expansion possibilities for the Library. Layout C1.3 is on file in the clerk’s office.

Novy read the pros and cons list provided by the architect (as follows):

Pros:

- ~ Ball diamond would remain as is – bleachers to be relocated (only space available would be behind home plate)
- ~ Enclosed link to Library
- ~ Expanded green space in front of the Library (where it's concrete now, they would propose to landscape)
- ~ Parking lot can be used for the Library and Village Hall
- ~ Expansion is possible for the Village Hall if needed

Cons:

- ~ No separate identity for the Village Hall
- ~ Architecture aesthetics would need to be similar to the Library
- ~ Village Hall expansion is limited and the Library will have no expansion possibilities
- ~ Play area will no longer be close to ball diamond
- ~ Relocation of the bleachers
- ~ Very little landscape buffer between parking lot and the Library
- ~ Large consolidated parking area with Spring St. access only
- ~ Possible traffic flow problems during elections
- ~ Possible zoning issue due to non-conforming Library setbacks (setbacks that the Library has are non-conforming so by attaching it to the Library, it would complicate zoning issues)

Comments were as follows:

Novy explained that the setbacks that the Library has are already non-conforming so by attaching to the Library those setbacks would have to be conformed to, whereas, if you have two separate buildings the setbacks can vary. Discussion was held about the elevation and if the building would be built into the hill.

Board members reviewed layout C1.4

Layout C1.4 showed the Village Hall in an "L" shape, located closer to the northwest corner of the property. The parking lot was shown as a rectangle parking lot directly in the northwest corner with one access off Wade St. only. Amenities that were shown were the existing play area (expanded), an area for either a full size basket ball court or a tennis court, a 24' gazebo and a walking path to all amenities including the Public Gardens. The layout showed one expansion possibility for the Village Hall and one expansion possibility for the Library for possible future needs. Layout C1.4 is on file in the Clerk's office.

Novy read the pros and cons list provided by the architect (as follows):

Pros:

- ~ Village Hall has its own identity
- ~ Multi-use Commons with multiple amenities
- ~ Convenient supervised Commons area
- ~ 24' gazebo
- ~ Library expansion if needed
- ~ Separate buildings allows for greater aesthetic design for the Village Hall
- ~ Separate buildings with new proposed zoning allows the Village Board to adjust setbacks
- ~ Pedestrian link to the Public Gardens
- ~ Play area to remain in current location with expansion possibilities
- ~ Large Commons between the Library and the Village Hall

Cons:

- ~ Elimination of the ball diamond
- ~ Access to the parking lot off of Wade St. only
- ~ Possible traffic flow problems during elections
- ~ Access to Commons from the new parking lot is limited
- ~ Limited Commons amenities due to grades

Comments were as follows:

Beck questioned why there couldn't be two entrances to the parking lot shown in this layout. Chart stated that they would have to check with the architects to see if that is possible. Johnson observed that this option would not help the library with additional parking.

After review of all layouts, the following comments were made:

Weinkauff feels that the architects are trying to discourage them from building the hall on the hill.

Beere stated the architects said there is space saving possibilities when you build an "L" shaped building. If the board would notice that the layout that shows the hall that is attached, is much larger than the "L" shaped buildings. Novy added that the architects said that when you attached the two buildings you have to add square footage to allow for circulation (foot traffic) to both buildings.

Beck questioned if it is the recommendation of the Board to go with options 1, 2 or 4, would it really be necessary to take down the tower? He stated instead of spending the money on taking it down the Village could spend that money on repairs and the Library and Historical Society could keep their storage. He feels in the plans that he sees, the storage space is limited for both entities. He feels if they are going to limit their storage, then the tower might as well stay.

Weinkauff stated he thought that is why they were building up by Library to address that tower, because it is in rough shape. Beck stated that if they were not going to connect to the Library, and build out in the flat of the parcel, then what is the necessity to tear that building down, especially if you're building it to be functional for a Village Hall. Beere agreed that there probably isn't a pressing need to tear it down. Chart expressed concern about the second story. Beck stated if they could keep the tower than you could put off a library expansion for 10-15 years. Beck stated it's just an idea. He feels if they are not going to help those two organizations then they might as well keep the tower.

Weinkauff stated that his opinion is to try to attach it to the Library so they can save the ball diamond.

Discussion was held about the detention. Johnson questioned why the dry detention couldn't be placed under the parking lot. He feels that the dry detention is a large area and he feels it will be dry most of the time. He thinks the soils are favorable to place it under the parking lot. Novy questioned what kind of costs that would incur.

Beere stated that they asked the architects if they could have the Village Hall be a stand alone building on Wade St. and he doesn't see that they gave them that option. Novy stated that the architects said that if you push the building to the north then you start to encounter the grades of the hill. They did not like the alley conditions between the two buildings because they thought it would be problematic as far as storm water drainage. It would also cut off the ability to add on because the expansion area they show on c1.3 is to the north, so if you push the building to the north you have cut off the ability to expand. Chart expressed concern about graffiti problems in between the buildings.

Light discussion was held about possibly relocating the ball diamond.

Beere said that these options are just for consideration tonight, no decision has to be made tonight. Steve Wagner will be at the next Board meeting to answer any questions.

Beck moved, 2<sup>nd</sup> by Johnson to adjourn at 7:45 p.m.

Respectfully submitted,

Sandi Swan  
Deputy Clerk-Treasurer