

Return this form by email
to the New York State
Library at: M
INSTAN@nysed.gov

Variance Request Form



Commissioner's Regulation 90.2 - Standards for Registration of Public, Free Association and Indian Libraries

Instructions: Use this form to request a variance from the requirements of C Commissioner's Regulations 90.2, Standards for Registration of Public, Free Association and Indian Libraries (effective January 1, 2021). If the library is not in compliance with one or more of these Standards, request a variance on a separate form for each standard with which the library fails to comply. The Library Director, the Library Board President, the System Director and the System Board President sign each variance request form. Attach any information that will strengthen the request. The library system submits all variance request forms to Library Development. No variance granted by Library Development shall be deemed to release a public, free association or Indian library of any obligation imposed by any other provision of federal or state law.

1. Library Information (Name of library, contact person, phone number)

Woodstock Library
Ivy Gocker, Director
845-679-2213

2a. Request for Variance from Standard Number: 8

b. What is current status? (Please attach explanation.)

3. Circumstances Over Which the Library Has No Control That Are Barriers to Compliance. Explain in detail on a separate sheet the circumstances that prevent the library from meeting this standard of service as set forward in *Commissioner's Regulations 90.2*. Attach documentation to demonstrate that the library has no control over the circumstances.

4. Plan for Compliance. Describe in detail on a separate sheet the library's plan for meeting this requirement before December 31st of this year. (Please attach documentation.)

[Signature] 4/11/24 [Signature] 4/11/24
Library Director Date Library Board President Date

System Comment and Review: Variance request

may be **approvable** **may not be**
approvable **(Please include** **approvable**
explanation.)

This variance request was reviewed at the _____ meeting of the Board of Trustees of (Month/Day)
the _____ System.

System	D	System Board	D
Director	a	President	a
	t		t
	e		e

FOR SED USE ONLY: Variance request is approvable; Variance granted until: _____
(Month/Day/Year)

Variance request is not approvable because:

Reviewed By:

Variance Request Form
Woodstock Public Library District
Ivy Gocker, Director

2.a: Request for variance from standard number:

8 Maintains a facility that addresses community needs, as outlined in the library's long-range plan of service, including adequate space, seating, power infrastructure, and data infrastructure.

2.b: What is the current status?

The Woodstock Public Library District's current location at 5 Library Lane fails to provide the type of spaces for collaboration, programs and research outlined in our most recent Plan of Service (2022 – 2026). In particular, the Plan of Service mentions the need for spaces that allow for programming, interaction, and collaboration *without disturbing other library functions*. Given the small size of 5 Library Lane (approximately 4,000 square feet) and its lack of ADA-compliant access to the 2nd floor, we are not able to meet that standard in this building. In May 2022 the town of Woodstock approved a \$3.95 million bond for the library, allowing us to purchase 10 Dixon Avenue and repurpose it into a new library. We purchased the building at the end of June 2022, and have since been working with architects and structural engineers to finalize the plans for the new building. Architectural plans are now complete, and we anticipate starting the bid process to hire contractors and commence renovation work later this month.

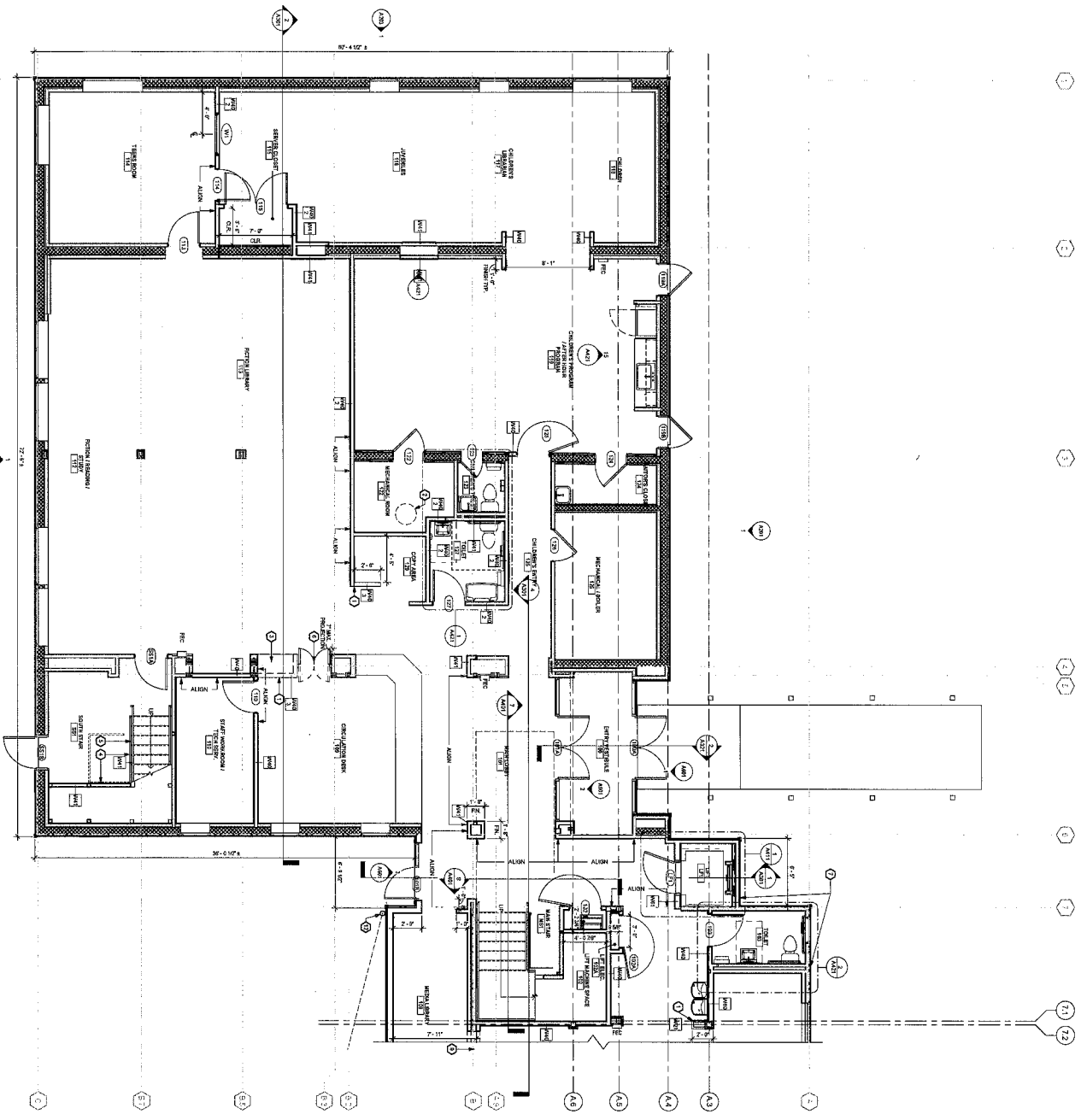
3. Circumstances over which the library has no control that are barriers to compliance.

Construction projects take time and planning, especially when public funds are involved. We have been working to move this project forward but were stalled in late 2022 by a lawsuit brought against the library seeking to reverse the purchase of 10 Dixon Ave. That suit was definitively dismissed in the fall of 2023, and work is proceeding to hire contractors to repurpose 10 Dixon Ave as our new library. Until that new building is finished (anticipated date is April 2025), we continue to offer service in our old library building, which does not fully comply with standard number 8.

4. Plan for compliance.

We expect to begin interior demolition and reconstruction at 10 Dixon Avenue this summer. That work should take 6-8 months, followed by finishing work and move-in to the new building. We expect that we will be open to the public in the new building in the spring of 2025, at which point we will be able to offer dedicated spaces for programming, reservable meeting rooms for public use, comfortable seating throughout the building, and an ADA-compliant lift to the 2nd floor of the building. Floor plans for 10 Dixon Avenue are attached.

1 PARTIAL FIRST FLOOR PLAN - SOUTH
SHEET 18 OF 19



GENERAL NOTES

1. REFER TO ALL OTHER SHEETS, DETAILS AND ADDENDUM.
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
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KEYNOTES

1. REFER TO SHEET 18 OF 19 FOR KEYNOTES.
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20. REFER TO SHEET 18 OF 19 FOR KEYNOTES.



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ARCHITECTS

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www.bergmann.com

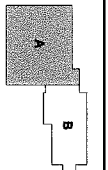


Labella

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GENERAL CONTRACTORS
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NEW YORK, NY 10014
www.labella.com

THE WOODSTOCK PUBLIC LIBRARY

RENOVATION AND ADDITION
10 DIVON AVENUE
WOODSTOCK, NY 12498

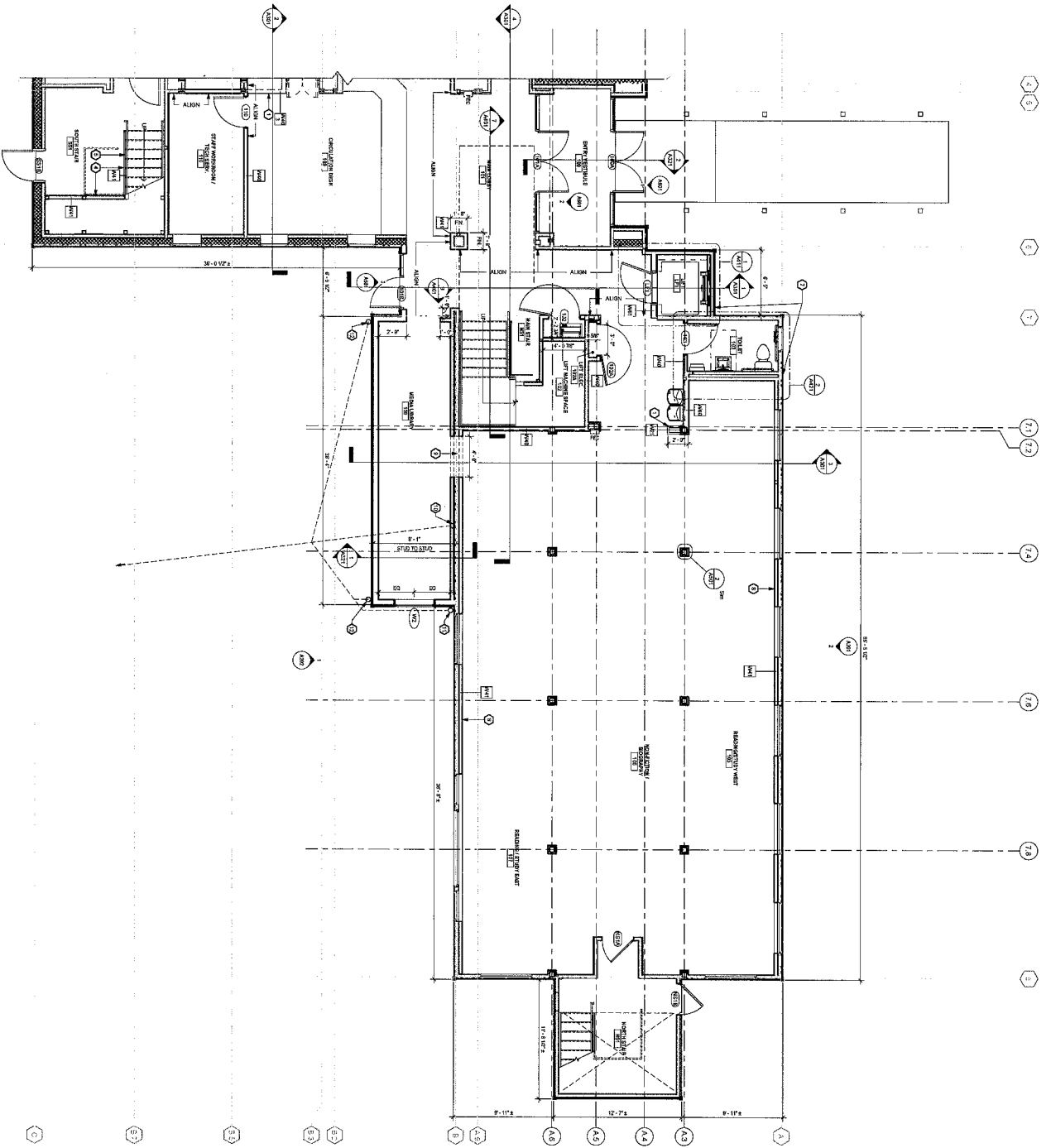


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100% SUBMISSION

Project Name	Woodstock Public Library, Expansion
Client	Woodstock Public Library
Architect	Bergmann Architects
Engineer	Labella
Contract No.	2023001A
Sheet No.	18 OF 19

PARTIAL FIRST FLOOR PLAN
Drawing Number
A101

PARTIAL FIRST FLOOR PLAN NORTH



GENERAL NOTES

1. REFER TO ALL OTHER WALL, FLOOR, CEILING, AND ROOFING NOTES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
3. REFER TO THE SPECIFICATIONS FOR FINISHES, SCHEDULES, AND EQUIPMENT BY OTHERS.
4. REFER TO THE SUBMITTALS REQUIREMENTS FOR ASSIGNMENT TO NUMBER.
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BERGMANN
ARCHITECTS REGISTERED PROFESSIONAL ARCHITECTS

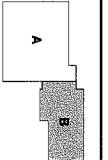


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GENERAL CONTRACTOR
PROFESSIONAL ARCHITECTS REGISTERED PROFESSIONAL ARCHITECTS

THE WOODSTOCK PUBLIC LIBRARY
RENOVATION AND ADDITION
10 DIXON AVENUE
WOODSTOCK, NY 12498

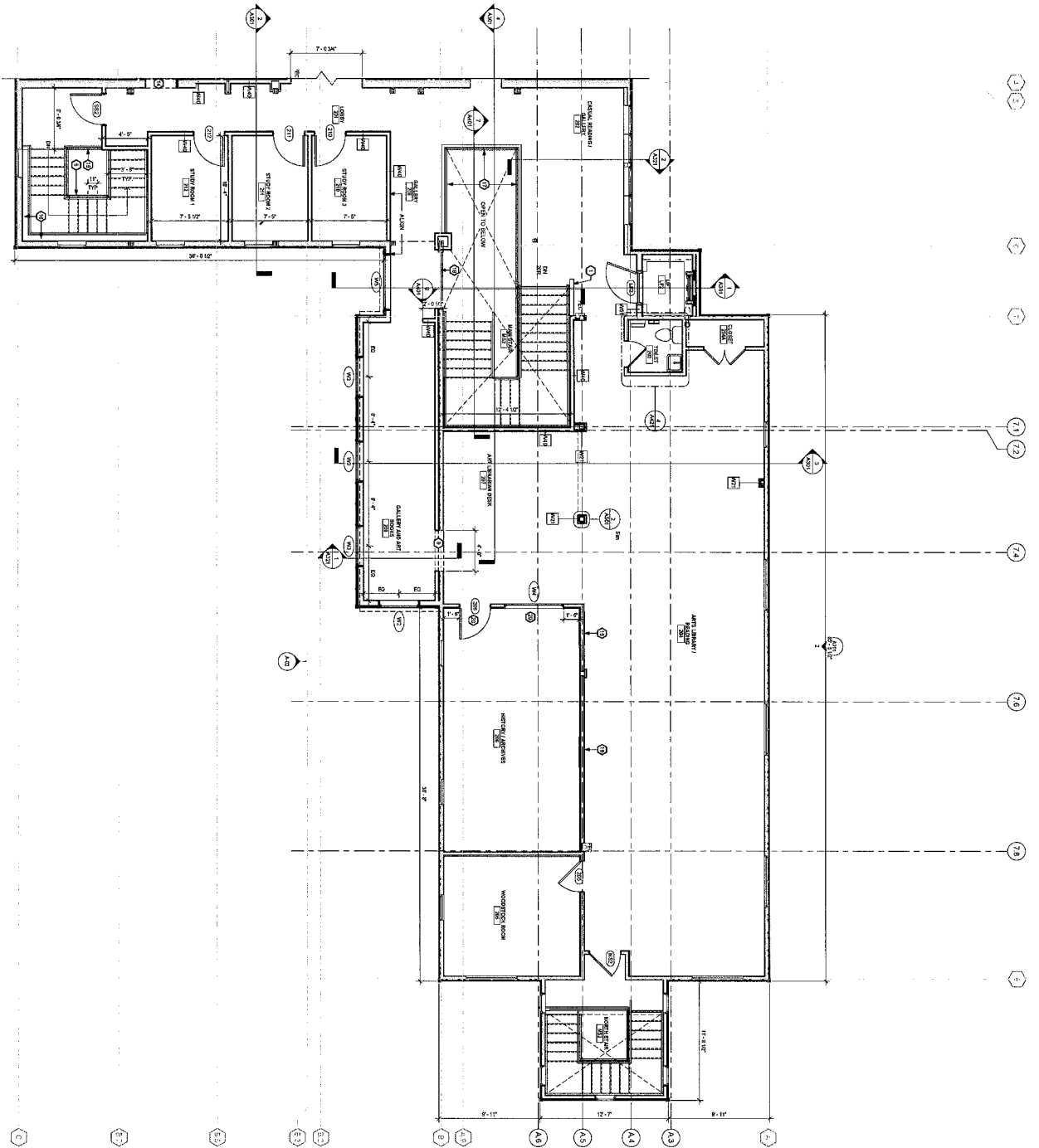
DATE: 03/20/2024
DRAWING: 101-001-001



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100% SUBMISSION

DESIGNED BY: ENGINEER, ARCHITECT, REGISTERED PROFESSIONAL ARCHITECTS
CHECKED BY: ARCHITECT, REGISTERED PROFESSIONAL ARCHITECTS
DATE: 03/20/2024
SCALE: AS SHOWN
PROJECT NUMBER: 101-001-001

PARTIAL FIRST FLOOR PLAN
DRAWN BY: **A102**



1 PARTIAL SECOND FLOOR PLAN - NORTH
SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
1. REFER TO ALL WALL TYPES, DETAILS, AND REVISIONS.
 2. REFER TO THIS SHEET FOR ALL CHANGES TO THE ORIGINAL PLAN AND PROFILE.
 3. REFER TO ALL OTHER SHEETS FOR FINISHES, SCHEDULES, AND DETAILS.
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KENOTESSO

1. HALL SHALL BE 10'0" WIDE.

2. CORRIDORS SHALL BE 8'0" WIDE.

3. WORK SURFACE TO MATCH EXISTING WORK SURFACE.

4. REFER TO ALL OTHER SHEETS FOR FINISHES, SCHEDULES, AND DETAILS.

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10 DIXON AVENUE
WOODSTOCK, NY 12499

THE WOODSTOCK PUBLIC LIBRARY

RENOVATION AND ADDITION
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WOODSTOCK, NY 12499

DATE: 03/20/24

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ARCHITECTS REGISTERED ARCHITECTS

300 EAST BROADWAY
SUITE 2000
NEW YORK, NY 10002
www.bergmann.com

NOT FOR CONSTRUCTION 100% SUBMISSION

Project Name: PARTIAL SECOND FLOOR PLAN - NORTH
Client: KENOTESSO
Architect: BERGMANN ARCHITECTS
Date: 03/20/24

A104

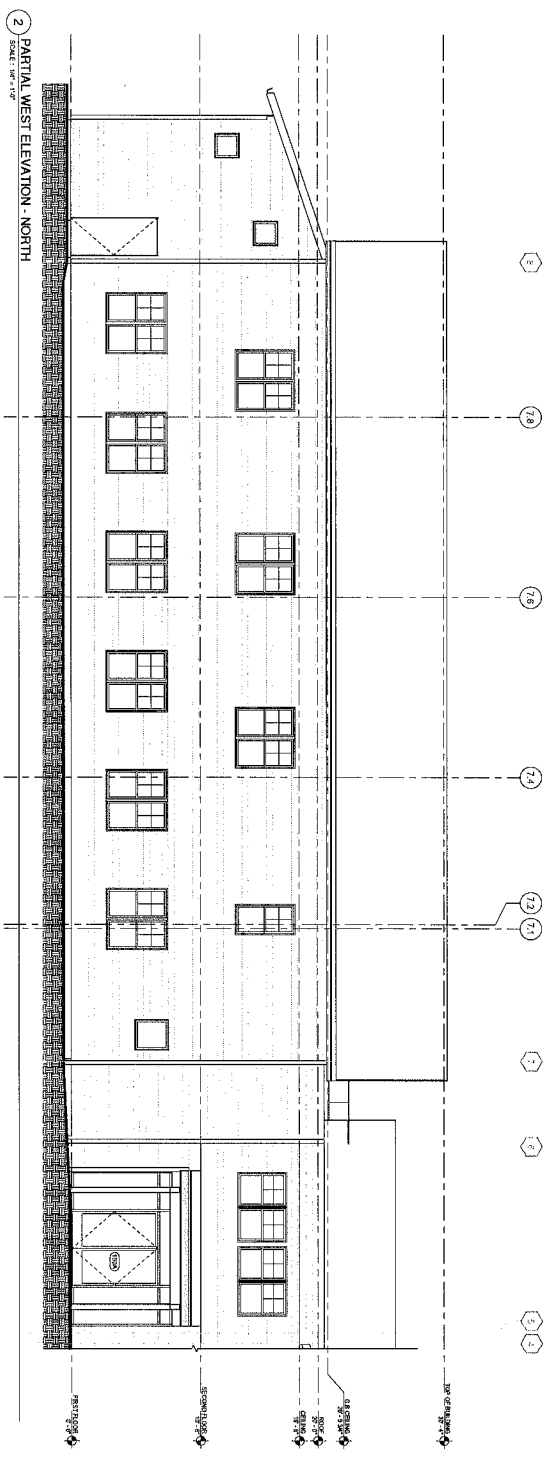
PARTIAL SECOND FLOOR PLAN

GENERAL NOTES

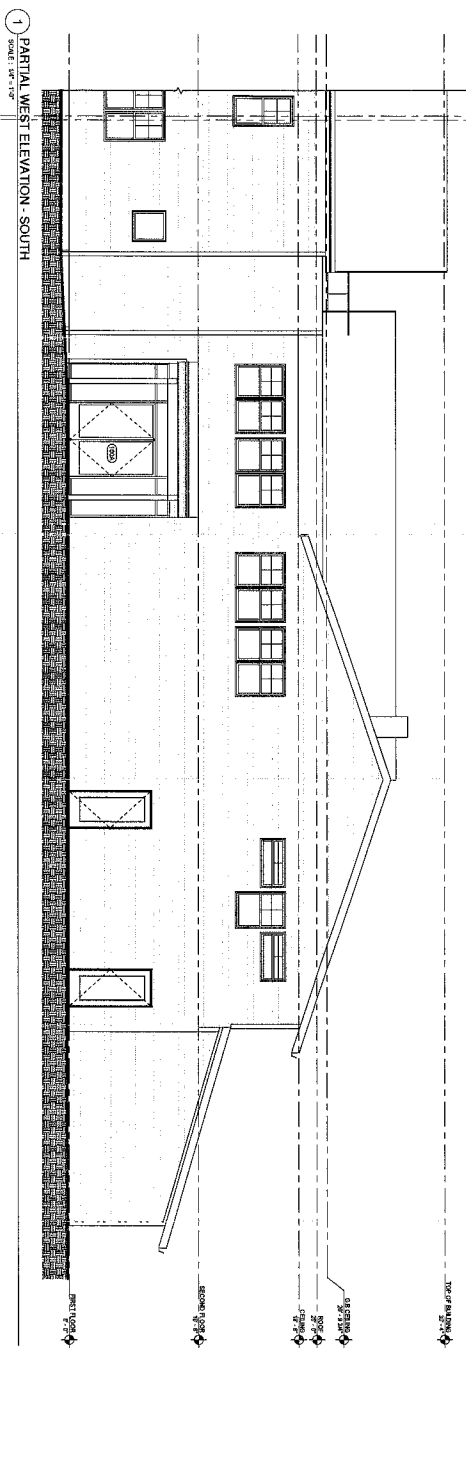
- A. REFER TO DRAW SHEETS FOR WINDOW SCHEDULE AND DETAILS
- B. REFER TO CONTRACT DOCUMENTS FOR ALL WINDOW, DOOR AND GLAZING DETAILS. ALL WINDOW AND DOOR SCHEDULES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- C. REFER TO CONTRACT DOCUMENTS FOR ALL MATERIALS AND FINISHES. ALL MATERIALS AND FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- D. REFER TO CONTRACT DOCUMENTS FOR ALL MECHANICAL, ELECTRICAL AND PLUMBING DETAILS. ALL MECHANICAL, ELECTRICAL AND PLUMBING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

REVISIONS

1. REVISED TO REFLECT TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DETAILS.
2. REVISED TO REFLECT TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DETAILS.



2 PARTIAL WEST ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



1 PARTIAL WEST ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



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ARCHITECTS REGISTERED ARCHITECTS



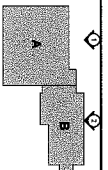
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OFFICE OF ARCHITECTURE
PROFESSIONAL ENGINEERING
PROFESSIONAL LANDSCAPE ARCHITECTURE
PROFESSIONAL INTERIOR DESIGN
PROFESSIONAL PLANNING

THE WOODSTOCK PUBLIC LIBRARY

RENOVATION AND ADDITION
10 DIXON AVENUE
WOODSTOCK, NY 12498

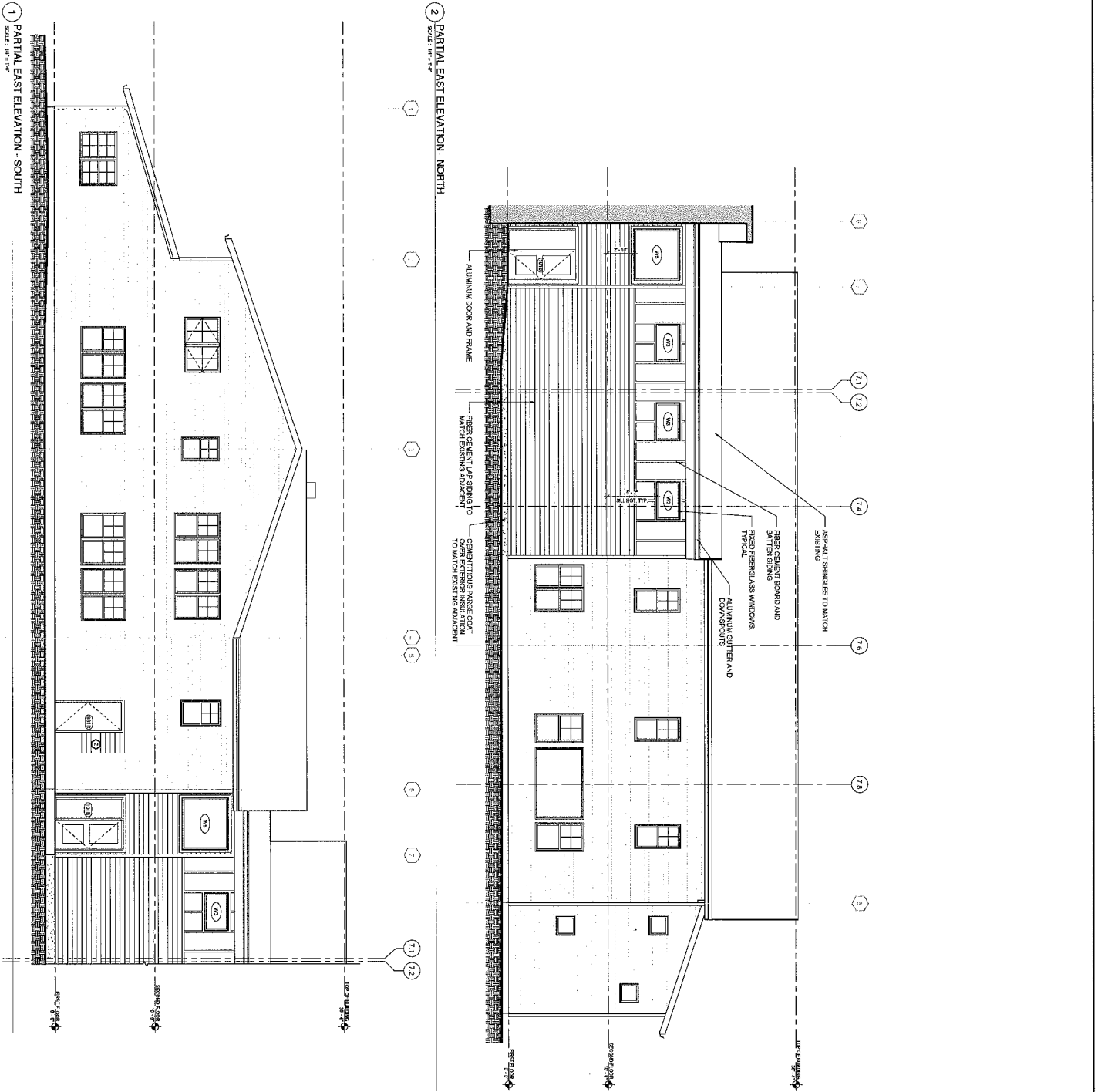
Date Printed: 3/20/2024



NOT FOR CONSTRUCTION 100% SUBMISSION

Project Name	Client
10 Dixon Avenue	Woodstock Public Library
Project Number	2023-001
Date Issued	3/20/2024
Scale	As Shown

A201
EXTERIOR ELEVATIONS



GENERAL NOTES

- REFER TO ARCH SHEETS FOR WINDOW SCHEDULES AND DETAILS.
- REFER TO MECHANICAL SCHEDULES FOR LOADINGS, CONDITIONS, SIZES, AND MATERIALS. MECHANICAL SCHEDULES SHALL BE PROVIDED BY THE CLIENT. MECHANICAL SCHEDULES SHALL BE PROVIDED BY THE CLIENT. MECHANICAL SCHEDULES SHALL BE PROVIDED BY THE CLIENT.

KENNOTESQ

- FOR ALL INFORMATION ON THIS PROJECT, CONTACT THE ARCHITECT AT THE FOLLOWING PHONE NUMBER: (516) 466-1100.
- FOR ALL INFORMATION ON THIS PROJECT, CONTACT THE ARCHITECT AT THE FOLLOWING PHONE NUMBER: (516) 466-1100.



BERGMANN
ARCHITECTS ENGINEERS PLANNERS

200 East Main Street
Suite 200
Woodstock, NY 12498
www.bergmann.com

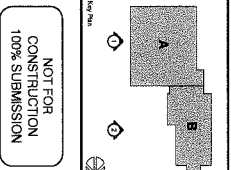


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ARCHITECTS ENGINEERS PLANNERS
GEOTECHNICAL ENGINEERS

THE WOODSTOCK PUBLIC LIBRARY

RENOVATION AND ADDITION
10 DIXON AVENUE
WOODSTOCK, NY 12498

THEY ARE HERE

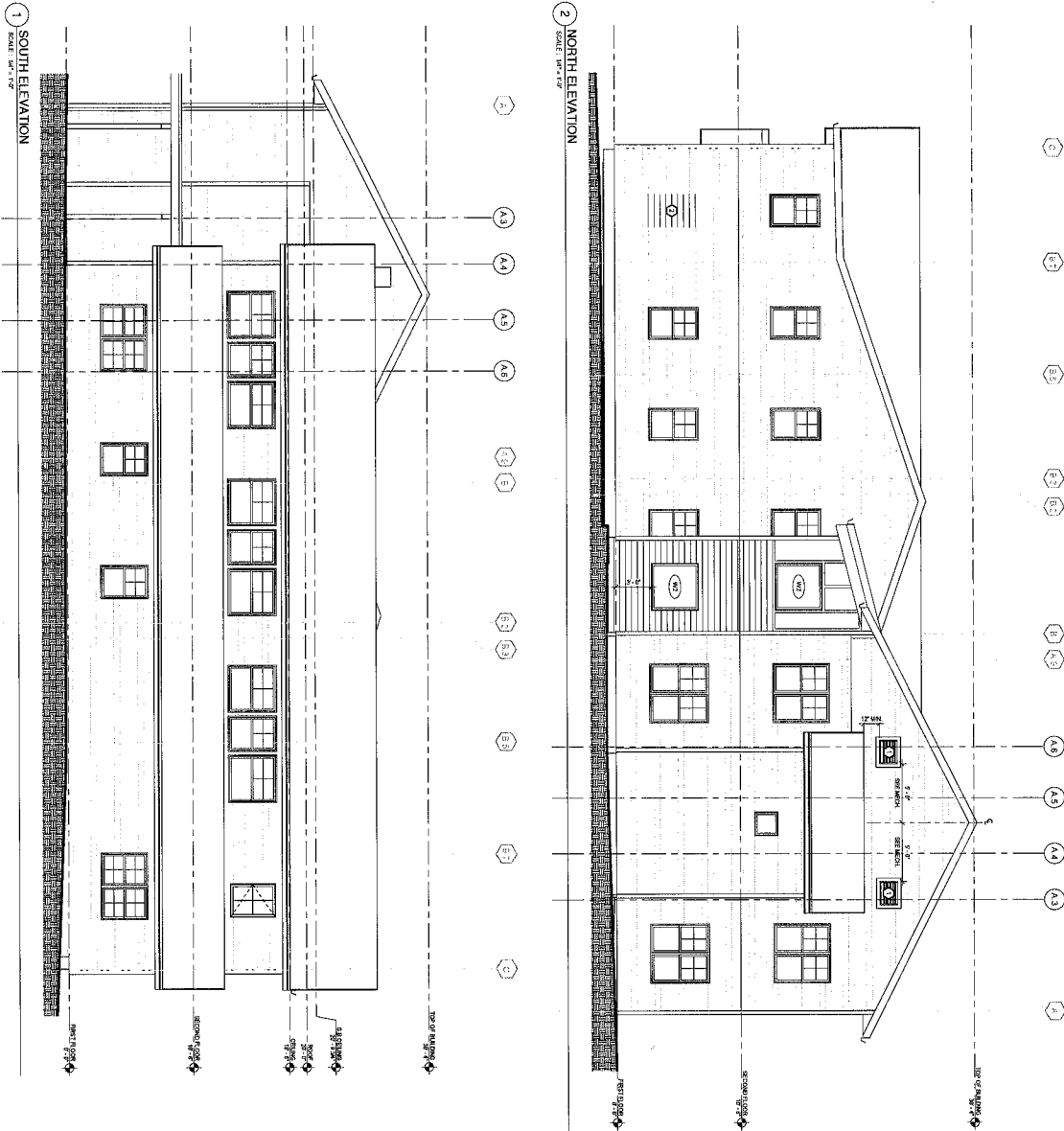


NOT FOR CONSTRUCTION
100% SUBMISSION

Project Name	Project Lead
WOODSTOCK PUBLIC LIBRARY	ALAN BERGMANN
ARCHITECT	BERGMANN
DATE	2023/05/24
SCALE	AS SHOWN

EXTERIOR ELEVATIONS

A202



GENERAL NOTES

- A. REFER TO THE SPECIFICATIONS, STANDARD AND DETAILS.
- B. VERIFY ALL CONDITIONS AND MATERIALS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- C. VERIFY ALL CONDITIONS AND MATERIALS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- D. VERIFY ALL CONDITIONS AND MATERIALS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- E. VERIFY ALL CONDITIONS AND MATERIALS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- F. VERIFY ALL CONDITIONS AND MATERIALS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- G. VERIFY ALL CONDITIONS AND MATERIALS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- H. VERIFY ALL CONDITIONS AND MATERIALS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- I. VERIFY ALL CONDITIONS AND MATERIALS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- J. VERIFY ALL CONDITIONS AND MATERIALS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.

KENNOTES

1. FOR LAYOUT, REFER TO DIMENSIONS, UNLESS OTHERWISE NOTED.
2. VERIFY ALL CONDITIONS AND MATERIALS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.



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280 South Street
New York, NY 10014
www.bergmann.com



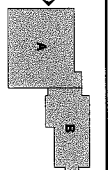
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CENTRIC OF ADMINISTRATION
NATIONAL ASSOCIATION OF ARCHITECTS
INTERNATIONAL UNION OF ARCHITECTS
INTERNATIONAL SYNDICATE

THE WOODSTOCK PUBLIC LIBRARY

RENOVATION AND ADDITION
10 DIXON AVENUE
WOODSTOCK, NY 12498

DATE: 10/20/2023



NOT FOR CONSTRUCTION 100% SUBMISSION

Project Name:	Woodstock Public Library
Client:	Woodstock Public Library
Address:	10 Dixon Avenue, Woodstock, NY 12498
Architect:	Bergmann Architects Engineers Planners
Engineer:	Bergmann Architects Engineers Planners
Interior Designer:	Bergmann Architects Engineers Planners
Contractor:	Bergmann Architects Engineers Planners

A203