



# NORTH SALEM COMMUNITY CENTER

— Renovation Update 3/16/2023 —

## Renovations Nearly Complete at the New North Salem Community Center at 3 Owens Road in Croton Falls

The former Croton Falls schoolhouse building at 3 Owens Road (built in 1926) was purchased by the Town of North Salem in November of 2021 to be used as a much needed space for indoor Recreation programming. As we prepare to open the building to the community, we will be sharing some sneak peaks over the next few weeks of the great transformation the building has undergone in the last 18 months.

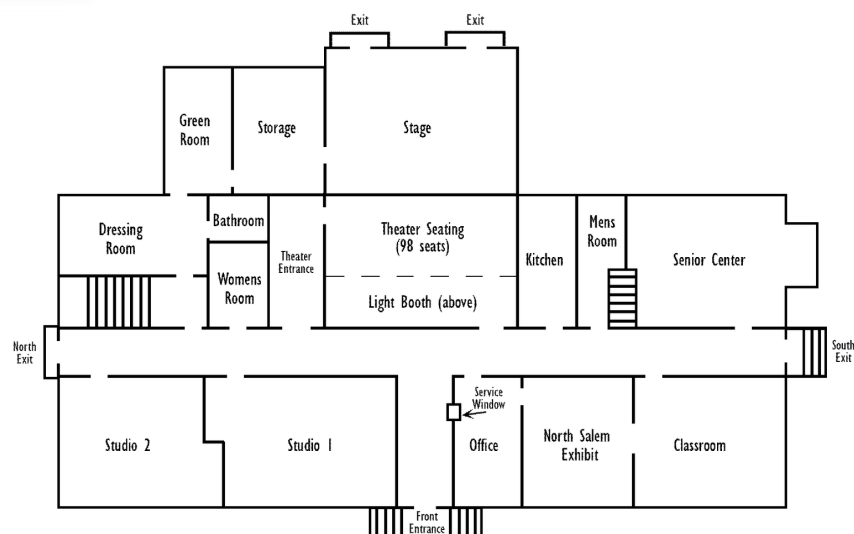


The facility will be home to North Salem's Senior Center and recreational programming for all ages and interests. There are a variety of different spaces that will suit every program:

- a studio for fitness and dance programs
- a studio for art programming and classes
- a dedicated senior lounge, with room for activities, computer use, and socialization
- a classroom gallery space for classes & events
- an exhibit space featuring some of North Salem's interesting historical pieces
- a "Black Box" theater with dressing room and green room for events, community theater, and educational speakers

Programs will begin in late spring and will include offerings for adult and senior fitness, youth theater, toddler programs, art classes, senior educational speakers and classes, and more! Future programming also includes the potential for seasonal community events, summer camps, 'parent & me' classes, historical exhibits, theater productions, musical events, and more!

To suggest a program or submit a proposal for a program you'd like to teach, visit our website at [www.northsalemny.org/recreation](http://www.northsalemny.org/recreation)



**Ribbon Cutting Ceremony will be held on April 1st at 2pm.**  
**Grand Opening Celebration Event will be held at a later date.**

Stay tuned for our next update, where we will go back to the beginning of renovations in January 2022!



# NORTH SALEM COMMUNITY CENTER

— Renovation Update 3/18/2023 —

## January 2022: Renovations Begin

The Town hired Lothrop Associates LLC, a construction architect firm, to review the building. Two major issues were found: The slate roof had leaks and the building was not insulated. Prior to the Town's purchase, the building cost \$19,000 to heat and cool annually. The goal of this phase of renovations was to make the building more efficient through insulation and the install of new air heat pumps.



In January 2022, the Town went out to bid to repair the slate roof, rather than replace it with an asphalt roof. The contract was signed in March and the roofing project was finally finished October 26th, 2022. While waiting for the roof repair, the drop ceilings in the hallways and one room were replaced after asbestos was found in the tiles. The carpet in several rooms was removed and replaced. A vinyl floor was installed in the Senior Center. To prepare for insulating, the walls needed to be built out to allow room for the spray foam.

Many residents remember attending the school, which was built in 1926. Ward Hanaburgh, Highway Superintendent, said that the radiators were great for drying out your gloves in the wintertime. Everyone used to put their gloves on them when they came in from outside.

Do you have a memory to share? One of the spaces in the building will be home to some of North Salem's historical pieces, maps, and photographs.

We would love to include stories from alumni of the Croton Falls Schoolhouse!

Email us at [recreation@northsaalemny.org](mailto:recreation@northsaalemny.org)

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Stay tuned for our next update! We will highlight some of the exterior upgrades made to 3 Owens Road.



# NORTH SALEM COMMUNITY CENTER

— Renovation Update 3/20/2023 —

## Curb Appeal! Exterior Renovations at 3 Owens Road

A team from the North Salem Highway Dept, led by Mark Nicholson, a mason who works for the Town, rebuilt the exterior stairs on the east side of the building. The original stairs and railings were deteriorating. The railings were welded, sanded, and repainted.

Crews cleaned up the landscaping, including removing overgrowth and trimming trees. The outdoor area will be utilized by many programs. Youth programs & camps can be held outside when weather permits, neighbors can gather at picnic tables, seniors attending programs can enjoy lunch outside, and much more!



Many exterior doors have been replaced. The older front wooden door was replaced with a new door with insulation glass and painted a gloss black. The back wooden exterior doors exiting the theater needed replacement. They were raised about 6 inches and replaced with new insulating doors, a new landing, and removable railings that will allow for sets and equipment to be easily moved into the theater.



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Look for our next update:  
Increasing Efficiency at 3 Owens Road



# NORTH SALEM COMMUNITY CENTER

— Renovation Update 3/23/2023 —

## November 2022: Increasing Efficiency at 3 Owens Road

When the building was purchased, some of the rooms still had the chalkboard and molding on them. The walls were originally cement stucco, cement block and brick on the outside.... not much in terms of insulation. On the exterior walls, the molding was removed and the walls were studded out with 2x4 and blocked off the wall, electrical was moved and the area was sprayed with foam. This was repeated in the Senior Center and along the entire back and both sides of the theater. The building has a partial basement but most of it is a crawlspace. Under the building, directly on the floor and the walls of the crawlspace were also sprayed with foam.

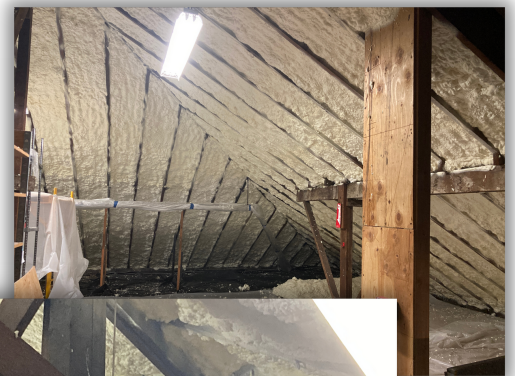


Once the foam was up, the wallboard went in and the walls were painted. Mini-split heat pumps were installed in these rooms for AC and heat. This will allow the temperature to be independently controlled in each room to accommodate the needs of different activities and the demographics of the participants. The old radiators are still in place but will hopefully go on infrequently.

The attic was also sprayed with foam. Large insulated pipes go up into the cupola. An energy-efficient heat exchanger brings fresh air into the building and expels room air. It transfers the heat from the air going out to the air coming in.

The attic is large and has a lot of storage room. Recreation programs will finally have a home and a place to store equipment and supplies. This will increase the efficiency of the Recreation Department by allowing items to be purchased in bulk and reducing the time spent collecting items from various smaller storage closets around town.

The picture below shows the difference the insulation makes in retaining the building's heat on one of the few days it snowed this winter. The left side of the roof was sprayed with foam the day before. The insulated part kept the snow on all day. The uninsulated portion on the right melted the snow by 8AM.



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*Look for our next update: Theater Renovations*



# NORTH SALEM COMMUNITY CENTER

— Renovation Update 3/27/2023 —

## The Show Must Go On! Theater Renovations at 3 Owens Road

The North Salem Community Center Theater seats 99. The booth up top handles lighting and sound. This form of theater is called a Black Box theater: [https://en.wikipedia.org/wiki/Black\\_box\\_theater](https://en.wikipedia.org/wiki/Black_box_theater) This space was formerly the school's multi-purpose style room until it was purchased by Leandra Pope and The Schoolhouse Theater organization in 1982, when it was then converted to a theater space. Many renovations have been done since the Town of North Salem purchased the building in November 2021.



The exterior walls of the theater are cement stucco, cement block and brick which gives very little insulation. To prepare for insulation, 30 feet of the back wall, 24 feet of the right side and 4 feet on the left side was studded out. The walls were then sprayed with foam, sheet rocked and painted matte black. The entire attic of the theater, which is more of a crawl space, was also foam insulated with open cell foam. You can see the old school 'movie screen' painted on the cement stucco in the picture at the top left.



A municipal theater space is unique and will bring many opportunities to the North Salem Community, including music and comedy events, youth and community theater, theater groups, educational speakers, public forums, family movie events and shows, 'Parent's Night Out' movie nights for kids, and more!

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*Look for our next update: Senior Center*



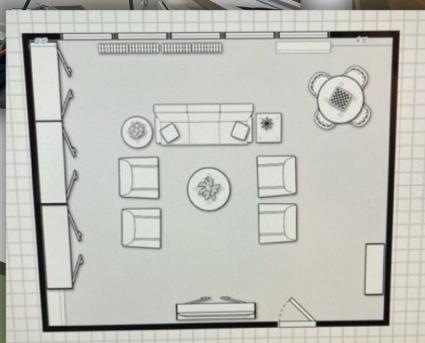
# NORTH SALEM COMMUNITY CENTER

— Renovation Update 3/30/2023 —

## Senior Center... A Home Away From Home

The North Salem Community Center will be home to a Senior Center for North Salem Residents. This room has undergone many renovations since the Town purchased the building in November 2021. The former office area within the room was removed to allow for more space. The carpet was removed and replaced by vinyl flooring, the walls have been insulated and painted, and a drop ceiling was added with LED lighting. The sample floor plan below shows the many opportunities for seniors to socialize, get computer help, and participate in a variety of activities. The Senior Center room will feature many seating options, a television, computer, game area, and more!

In addition to the lounge area of the Senior Center, many programs will be offered. These programs will utilize all other areas of the building, including the theater for shows and educational speakers, the studio spaces for fitness and arts programs, and the classroom gallery space for luncheons and gatherings. Frequent speakers and classes will be held on a range of topics. For example, Westchester County's HeLP program, which offers weekly educational classes for nutrition, chronic illness, and caregiver support.



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