



DASNY

KATHY HOCHUL
Governor

LISA GOMEZ
Chair

Memorandum

TO: Robert S. Derico, R.A., Director, Office of Environmental Affairs

FROM: Matthew A. Stanley, AICP, Senior Environmental Manager, Office of Environmental Affairs

DATE: January 8, 2024

RE: *Revised State Environmental Quality Review (SEQR) Determination for The Charlton School 2024 Financing Project (New Dormitory and Maintenance Garage Construction), Burnt Hills, Town of Charlton (Saratoga County), New York*

Description of Proposed Action and Proposed Project. The Charlton School (“Charlton” or the “School”) has requested financing from the Dormitory Authority of the State of New York (“DASNY”) for its *2024 Financing Project* (the “Proposed Project”). Based on a review of the attached Transaction Report Update – Adoption of Documents, dated January 2, 2024, it has been determined that the Proposed Action would involve DASNY’s authorization of the issuance of one or more series of tax-exempt and/or taxable, fixed- and/or variable-rate Series 2024 Bonds to be sold through a negotiated offering and/or a private placement, in an amount not to exceed \$12,000,000 in funding under DASNY’s Other Independent Institutions Program. The Charlton School is located at 322 Lake Hill Road, Burnt Hills, Town of Charlton, Saratoga County, New York.

2024 Financing Project. The proceeds of the bond issuance would be used to finance the *2024 Financing Project*, which would involve the construction of four new dormitories and a maintenance garage incorporating a community activity space for residential students, as well as the refunding of a bridge loan used to finance initial costs related to the dormitory project. Together, these project elements constitute the “Proposed Project” for purposes of SEQR compliance. The Proposed Project is a component of the broader *Phase 1A Replacement of Dormitories and Maintenance Buildings* proposed by The Charlton School.¹

Institution. The Charlton School is a not-for-profit residential treatment center and special education school for students in the 8th to 12th grades, licensed and regulated by the New York State Office of Children and Family Services, the New York State Education Department, and the New York State Health Department. Established

¹ The *Phase 1A Replacement of Dormitories and Maintenance Buildings* project includes construction of four new dorms, a maintenance garage, and a reconfigured roadway for access; provide new parking and pedestrian walkways; demolition of Clemens Cottage, two maintenance buildings, two wood garages, and a shed; installation of related infrastructure upgrades to serve the new building and facilitate future expansion; reconfiguration of the paddock space; installation of a generator; and the implementation of three (3) stormwater management areas.

in 1895 as an orphanage, The Charlton School became a residential treatment center for teens in 1954. Today, Charlton deploys the most modern and evidenced-based treatment and educational approaches available to help students who are struggling to be successful in school and life. Charlton has a maximum capacity of twenty-five residential students and thirty-eight students in Ketchum Grande Memorial School (“Ketchum-Grande”) which includes day students from local school districts. The Charlton School and Ketchum-Grande are related organizations, sharing a campus, common management, and employees.

SEQR Determination. DASNY conducted this environmental review in compliance with the *State Environmental Quality Review Act* (“SEQRA”), codified at Article 8 of the New York *Environmental Conservation Law* (“ECL”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the *State Environmental Quality Review* (“SEQR”) process.

DASNY’s overall SEQR classification for the various elements of the proposed financing is Type I. The refunding of a bridge loan is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(29). Type II “actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8.”² Therefore, no further SEQR determination or procedure is required for any component of the Proposed Project identified as Type II.

Hence, the environmental review which follows focuses on the *New Dormitory Construction*, referred to hereafter as the “Proposed Project.”

The Charlton School received site plan approval for the *Phase 1A Replacement of Dormitories and Maintenance Buildings* (the “Phase 1A project”), including the DASNY-funded Proposed Project, from the Town of Charlton Planning Board (the “Planning Board”) (Planning Board *Resolution 2023-08*, December 15, 2023, attached). The Planning Board served as lead agency and conducted a coordinated SEQR review of the *Phase 1A project*, including the DASNY-funded Proposed Project. Representatives of DASNY reviewed the *SEQR Negative Declaration Notice of Determination of Nonsignificance* (dated November 20, 2023, attached). DASNY was an involved agency for that coordinated review and is therefore bound by the determination of the lead agency.³

Based on the above, and the additional information set forth below, DASNY, as an involved agency for the purpose of its funding action, independently analyzed the relevant areas of environmental concern and concurs with the lead agency’s *Negative Declaration* that the *Phase 1A project*, including the DASNY-funded Proposed Project would not have a significant adverse impact on the environment.

SHPA Determination. The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“SHPA”), especially the implementing regulations of section 14.09 of the *Parks, Recreation and Historic Preservation Law* (“PRHPL”), as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”).

² 6 N.Y.C.R.R. § 617.5(a).

³ 6 N.Y.C.R.R. § 617.6(b)(3)(iii).

Due to the age of the subject buildings as well as archaeological sensitivity in the vicinity of the Project Site, the Proposed Project was submitted to OPRHP. OPRHP concluded that the Charlton campus was not eligible for the New York State and National Registers of Historic Places (January 24, 2023, attached). No archaeological sites were identified by a Phase I archaeological survey prepared for the project.

OPRHP determined that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places, would be impacted by the *Phase 1A project*, including the DASNY-funded Proposed Project (OPRHP №. 23PR04413, June 16, 2023, attached).

It is the opinion of DASNY that the Proposed Project would have no adverse impact on historical or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

SSGPIPA Determination. Since the Proposed Action would include DASNY bond financing, a Smart Growth Impact Statement (“SGIS”) for the Proposed Project was prepared pursuant to the State of New York State Smart Growth Public Infrastructure Policy Act (“SSGPIPA”) procedures (see “Smart Growth Impact Statement Assessment Form [“SGISAF”], attached). DASNY’s Smart Growth Advisory Committee reviewed the SGIS and attested that the Proposed Project, to the extent practicable, would meet the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the criteria of the SSGPIPA, article 6 of the ECL, is detailed in the SGISAF. As indicated on the form, the Proposed Project would be generally supportive of the SSGPIPA and no further SSGPIPA analysis is required.

Cc: Michael Logan, Esq.
David P. Ostrander
Alex A. Sirdine



Transaction Report Update – Adoption of Documents

The Charlton School - Residential Institutions for Children Revenue Bonds

January 2, 2024

PROGRAM:

Residential Institutions for Children

PURPOSE:

New Money
Refinancing

NOT TO EXCEED AMOUNT:

\$12,000,000

NOT TO EXCEED TERM:

30 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering and/or
Private Placement

EXPECTED RATINGS:

To be determined

SECURITY:

Lock Box Account
Direct Intercept of State Aid
Mortgage
Debt Service Reserve Fund

Recent Information

The Resolution to Proceed for this financing was adopted by the Board at the November 8, 2023 Board meeting. Since that time:

- PACB approval was received on November 15, 2023.
- The SEQR determination is expected on January 8, 2024.
- The TEFRA Hearing is expected to be held on January 11, 2024.

For additional information regarding this financing, please reference the attached “Transaction Report – Resolution to Proceed” dated October 31, 2023.

Recommendation

The Board is being asked to adopt the necessary documents for the Charlton School financing. Barclay Damon and the Law Offices of Joseph C. Reid, co-bond counsel, will provide the Board with an overview of certain bond document provisions at the January 10, 2024 Board meeting.



Transaction Report – Resolution to Proceed

The Charlton School - Residential Institutions for Children Revenue Bonds

October 31, 2023

PROGRAM:

Residential Institutions for Children

PURPOSE:

New Money
Refinancing

NOT TO EXCEED AMOUNT:

\$12,000,000

NOT TO EXCEED TERM:

30 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering and/or Private Placement

EXPECTED RATINGS:

To be determined

SECURITY:

Lock Box Account
Direct Intercept of State Aid
Mortgage
Debt Service Reserve Fund

Proposed New Issue Overview

The Board is being asked to adopt a resolution to proceed for one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, in an amount not to exceed \$12,000,000, with maturities not to exceed 30 years, to be sold at one or more times on behalf of The Charlton School (“The Charlton School”, or the “Provider”)

Financing Team:

- Senior Manager – RBC Capital Markets
- Co-Bond Counsel – Barclay Damon LLP and Law Offices of Joseph C. Reid, P.A.
- Underwriter’s Counsel – Katten Muchin Rosenman, LLP

Purpose:

- Financing costs related to the demolition of two existing dormitories and construction of four new dormitories located at The Charlton School (\$9.1 million).
- Refinancing of a bridge loan used to finance initial costs related to the Project (\$400,000).

Security:

- A security interest in the funds received by the Provider from any school district or social service district to be deposited in a Lock Box Account from which the debt service on the bonds will be paid.
- An intercept of State funds in the event a social service district or school district fails to pay the maintenance rate to the Provider.
- Mortgage on real property
- Debt Service Reserve Fund
- Bond Insurance, if available and economically advantageous

Description of the Bonds:

- The bonds are a special obligation of DASNY.
- The Loan Agreement is a general obligation of the Provider.
- The Bonds are payable from payments made under the Loan Agreement and all funds and accounts established under the Resolution.

Financing Details:

New Money and Refinancing: The Charlton School currently has two dormitory buildings on campus that house up to 25 students. The existing residential facilities are outdated and in constant need of repair, making it difficult to contribute positively to the therapeutic environment that is an important component of the residential program. Further, the residential facilities need to be reconfigured to allow for improved supervision of children and to better support their clinical needs. An engineering and architectural study was recently completed that examined all components of the existing dormitories, including HVAC systems, plumbing, electrical,

and foundations, which pointed to the need for complete replacement of the facilities. In addition, the existing dormitories are not accessible for students with physical disabilities.

The Charlton School plans to demolish the two existing dormitories and construct four smaller dormitories, all consisting of equal size and layout. The new facilities will be less “institutional” in their design, allowing for more effective supervision and line of sight for staff and students. The dormitories will include meeting and gathering spaces in a more welcoming environment for students, many of whom are away from home for the first time. Safety will be improved in the new facilities due to increased supervision, better lines of sight, and centralization of dormitory staff to allow better accessibility to students. Once completed, the four new dormitories will increase residential capacity to 32 full-time students. OCFS has reviewed and approved the proposed project.

Proceeds from the proposed issuance will also be used to refinance a bridge loan used to fund initial costs related to the project.

Sources and Uses: New money and refinancing costs will require a construction fund deposit of approximately \$9.5 million. Capitalized interest, if necessary, is estimated at approximately \$550,000. A one year’s debt service reserve fund is estimated at approximately \$700,000. Financing costs, including costs of issuance, bond insurance and underwriter’s discount, are estimated to total approximately \$450,000. Financing the Project will require a bond issue of approximately \$11.2 million.

Sources of Funds:	Series 2024
Bond Proceeds	
Par Proceeds	\$ 11,215,000
<i>Total Sources</i>	\$ 11,215,000
Uses of Funds:	
Project Fund Deposit	\$ 9,515,000
Capitalized Interest	550,000
Debt Service Reserve Fund Deposit	700,000
Costs of Issuance and Underwriter's Discount	450,000
<i>Total Uses</i>	\$ 11,215,000

Approvals

PACB Approval (anticipated) – 11/15/23 SEQR Filing (anticipated) – TBD TEFRA Hearing (anticipated) – TBD

Program Overview

Chapter 472 of the Laws of 2004 as amended by Chapter 508 of the Laws of 2006 (the “Act”) was enacted authorizing not-for-profit corporations that operate residential institutions for children to seek capital financing from DASNY to equip, renovate or replace existing residential facilities for children. Not-for-profit corporations operating residential institutions for children serving 13 or more foster children and/or children with disabilities placed by a Committee on Special Education (CSE) of a school district, and for which the Office of Children and Family Services (OCFS) establishes a maintenance payment rate are eligible for this financing. Financing is not available to establish new programs or facilities.

OCFS Background:

The New York State Office of Children and Family Services was formed in 1998 by merging the former State Division for Youth with the family and children's services programs administered by the former State Department of Social Services. The agency was created to improve the integration of services for New York's children, youth, families and vulnerable populations and to promote their development and protect them from violence, neglect, abuse and abandonment. OCFS has numerous responsibilities including: foster care, adoption and adoption assistance, child protective services, preventive services for children and families, services for pregnant adolescents, child care and referral programs, and protective programs for vulnerable adults.

These responsibilities also include regulatory responsibility for and support of residential settings where certain children are placed. These settings typically include a school as well as residential facilities where the children live for the duration of their placement. The services provided in these residential facilities are designed to meet the needs of children placed through primarily two referral mechanisms. One mechanism is a court-related placement process that involves the removal of a child from his/her family and the determination that the child needs a highly structured residential program that includes therapeutic and special educational services. The other mechanism is a school-related placement process through which a local school district CSE determines a child's placement needs from the educational perspective. In that instance, the primary reason for a CSE placement is not court-related but is based on the need for the child to access the specialized educational services of the school, as well as the other treatment services available at the residential facility where the child will live.

Provider Funding:

OCFS is required by the Act to establish and impose a per-child capital financing add-on rate for bond-financed projects. The capital financing add-on rate will be assessed against each of the school districts or social service districts placing children with the Provider. The capital financing add-on rate will be a component of the maintenance rate paid monthly by each school district or social service district placing children with the Provider for the provision of residential services to those children pursuant to the Maintenance Rate Payment Contract between such school district or social services district and the Provider. The OCFS shall assess the capital financing add-on rate against each school district and social service district in an aggregate amount sufficient to pay when due the Provider's debt service on the Bonds.

Security Provisions:

The proposed Bonds will be special obligations of DASNY payable from amounts received by DASNY from the Provider under the Loan Agreement and amounts held by the Trustee pursuant to the Resolutions.

- **State Intercept:** In the event a social service district or school district fails to pay the maintenance rate to the Provider, the State Comptroller is required, upon certification of the OCFS or the State Education Department as applicable, to withhold state reimbursement to such social service district or school district in the amount equal to the unpaid capital financing add-on rate for payment of such amount over to the Trustee.
- **Lock Box:** The Loan Agreement executed between DASNY and the Provider will require that all amounts received by the Provider from any school district, social service district, or any other payor on account of the residential services provided by the Provider must be deposited in a Lock Box Account. The Provider will be further required to grant DASNY a security interest in its Account. Moneys on deposit in the Account shall be subject to withdrawal by the Provider only after payment of amounts then due to DASNY.
- **Mortgage:** The Act requires that the obligations of the Provider to DASNY under its Loan Agreement be secured by a Mortgage on real property used by the Residential Provider to provide residential services or such other interest in real property as is acceptable to DASNY.

Program Financing History:

The Act authorizes DASNY to issue up to \$60 million in bonds to finance costs related to residential institutions for children. This bond cap excludes amounts issued to fund debt service reserve funds and costs of issuance. The proposed financing will be the second issuance of bonds under this program. On May 30, 2008, DASNY issued \$53.9 million in bonds which included costs of issuance and a debt service reserve fund on behalf of eight residential providers. The not-to-exceed amount being requested for the proposed issuance includes the remaining issuance capacity under the program available for project costs plus additional amounts necessary to fund costs of issuance and a debt service reserve fund.

Borrower Overview

The proposed bonds will be issued on behalf of The Charlton School ("The Charlton School" or "the Provider"), a residential treatment center for girls located in Burnt Hills, New York. The Charlton School, a 501(c)(3) organization, was established as an orphanage in 1895 and became a residential treatment center for teenage girls in 1954. Residents are referred by public school districts, family court judges, or county Department of Social Services ("DSS") throughout New York State. The Charlton School shares a campus with

Ketchum-Grande Memorial School (“Ketchum-Grande”), a 501(c)(3) not-for-profit school providing special educational services for girls in the 8th to 12th grades, including day students referred by local school districts, as well as residents of The Charlton School. The Charlton School and Ketchum-Grande are related organizations, sharing common management and employees. The boards of trustees of The Charlton School and Ketchum-Grande overlap; the Trustees of Ketchum-Grande comprise the Executive Committee of the Board of The Charlton School. The Charlton School and Ketchum-Grande facilities are located on a 300-acre campus owned by The Charlton School. Ketchum-Grande leases a portion of the campus facilities for its educational programs.

The Charlton School fills a critical need for students and their families who were unable to be successful in their home district or school programs. It accepts students with acute and chronic mental health needs and provides both education and therapeutic support that allows students and their families to regain their mental health and independence. The Charlton School receives monthly reimbursement for room and board from the DSS or public school district from which the student was referred. The room and board rate charged per student per day is determined by OCFS. The Charlton School also budgets for breakeven operations annually and receives over 70 percent of its revenues from New York State counties and school districts based upon agreements with OCFS. The remaining revenues come primarily from its service agreement with Ketchum-Grande and investment and dividend income.

Referral History:

In 2005 New York State made a policy decision to divert children away from residential placements which led to a decline in referrals from county DSS. At that time, approximately 80 percent of The Charlton School’s residents were referred by county DSS. All students at Ketchum-Grande were residents of The Charlton School as it did not have a day school program. With the sudden, state-wide evaporation of referrals from county DSS, The Charlton School began to aggressively market itself to public school districts. Today 90 percent of residents come from school districts. The Charlton School and Ketchum-Grande have had children referred by over 90 school districts. The Charlton School is currently at its licensed capacity of 25 and has a waiting list to get in.

Borrower Financing History:

The proposed issuance will be the first DASNY bond issue on behalf of The Charlton School.

Summary

- Staff requests that the Board adopt a resolution to proceed on behalf of The Charlton School in an amount not to exceed \$12,000,000.

This report was prepared solely to assist DASNY in its review and approval of the proposed financing described therein and must not be relied upon by any person for any other purpose. DASNY does not warrant the accuracy of the statements contained in any offering document or any other materials relating to or provided by the Institution in connection with the sale or offering of the Bonds, nor does it directly or indirectly guarantee, endorse or warrant (1) the creditworthiness or credit standing of the Institution, (2) the sufficiency of the security for the Bonds or (3) the value or investment quality of the Bonds.

The Bonds are special limited obligations of DASNY that are secured only by the amounts required to be paid by the Institution pursuant to the Loan Agreement, certain funds established under the Resolution and other property, if any, pledged by the Institution as security for the Bonds.

TOWN OF CHARLTON
RESOLUTION 2023-08 OF PLANNING BOARD APPROVING
SITE PLAN


WHEREAS, Christopher Rokos, PE, of Tighe & Bond did present for approval, on behalf of The Charlton School, pursuant to the Town Law, an application for site plan review dated June 30, 2023, entitled “The Charlton School- Phase 1A Campus Improvements”, situate at or about 322 Lake Hill Road, Town of Charlton, County of Saratoga and State of New York, SBL: 256.-1-38; and

WHEREAS, notice of a public hearing on such matter was duly published according to law, and said Planning Board did meet and conduct a public hearing, and did then and there consider all the relevant facts, circumstances and subject matter concerning the site plan review.

Now, THEREFORE, BE IT RESOLVED, that the application for site plan review as depicted on the map last dated, 2023, is hereby **approved**, subject to the conditions stated and upon the applicant’s compliance with the submission requirements and modifications, if any, stated herein.

NONE.

Dated: December 15, 2023



Jay Wilkinson, Chairman
Town of Charlton Planning Board

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No *

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

* This phase is part of a larger master plan for the school but there is no time line for the additional improvements.

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 40,075 Square feet or _____ acres (impervious surface) This includes all new impervious surfaces
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature  _____ Title _____



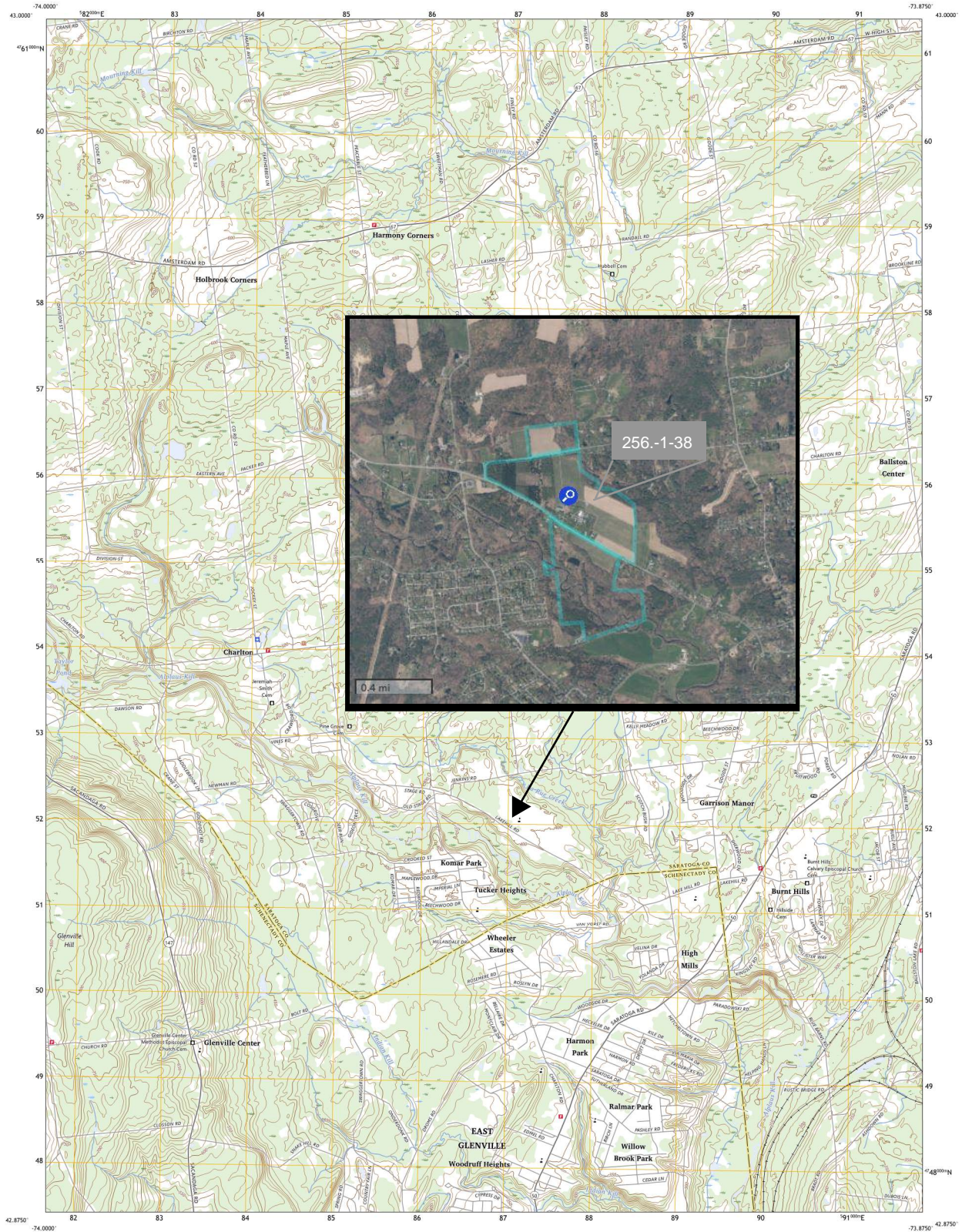
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Sole Source Aquifer Names: Schenectady-Niskayuna SSA

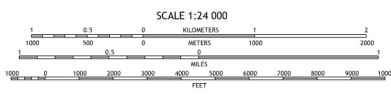
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	SARA002
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Location Map



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery:.....NAP, September 2017 - December 2017
Roads:.....U.S. Census Bureau, 2016
Names:.....USGS, 1980 - 2023
Hydrography:.....National Hydrography Dataset, 2002 - 2021
Contours:.....National Elevation Dataset, 2014
Boundaries:.....Multiple sources; see metadata file 2021 - 2022
Wetlands:.....FWS National Wetlands Inventory 1986 - 1986



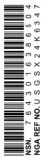
1	2	3
4	5	6
7	8	9

ALL OTHER QUADRANGLES

ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Interstate Route	US Route
	State Route

BURNT HILLS, NY
2023



NY Natural Resource Heritage

No Impact Letter

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program
625 Broadway, Fifth Floor, Albany, NY 12233-4757
P: (518) 402-8935 | F: (518) 402-8925
www.dec.ny.gov

June 19, 2023

Arica McCarthy
Tighe & Bond
47 W Market Street, Ste 2
Rhinebeck, NY 12572

Re: Charlton School -- 322 Lake Hill Road
County: Saratoga Town/City: Charlton

Dear Arica McCarthy:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at the project site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 5 Office, Division of Environmental Permits, at dep.r5@dec.ny.gov.

Sincerely,



Heidi Krahling
Environmental Review Specialist
New York Natural Heritage Program

NYS OPRHP Letter of No Effect &
Phase 1 Archaeology Assessment



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

June 16, 2023

Arica McCarthy
Planner
Tighe & Bond
47 W Market Street
Ste 2
Rhinebeck, NY 12572

Re: DEC
Charlton School - Phase 1A Development
322 Lake Hill Rd, Burnt Hills, NY 12027
23PR04413

Dear Arica McCarthy:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

OPRHP has reviewed the Phase I Archaeological Survey Report prepared for this project (June 2023; 23SR00330). No archaeological sites were identified by the survey. Therefore, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If you have any questions, I can be reached at Jessica.Schreyer@parks.ny.gov.

Sincerely,

Jessica Schreyer
Historic Preservation Program Analyst - Archaeologist

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If “Yes”, answer questions a - h. If “No”, move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
If “Yes”, answer questions a - g. If “No”, move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans			
The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character			
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project: Charlton SchoolDate: 11-20-23

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See Attached Sheet.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Charlton Planning Board _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Chariton School – Phase 1A Improvements

Name of Lead Agency: Town of Charlton Planning Board

Name of Responsible Officer in Lead Agency: Jay Wilkinson

Title of Responsible Officer: Planning Board Chairperson

Signature of Responsible Officer in Lead Agency: *Jay Wilkinson*

Date: 11-20-23

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Brandee Nelson, Tighe & Bond

Address: 47 West Market Street, Ste 2, Rhinebeck, New York 12572

Telephone Number: 845-516-5803

E-mail: bnelson@tighebond.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

Impact on Land

The proposed action will occur as one phase of multiple phases based on the School's 20-year master plan. Site construction will last for one year. The Charlton School campus is compactly sited, and all proposed improvements will occur within this area. The project actions for the Phase 1A campus upgrades will consist of the following improvements:

- Demolish two Maintenance Buildings and Clemens Cottage on the east side of the campus
- Demolish the two wood garages and shed on the west side of the campus
- Remove 13,805 square feet of existing driveway
- Clear 43,135 square feet of existing wooded area
- Construct four (4) new dormitory cottages and a new maintenance garage (22,996 square feet of new building footprint)
- Install related infrastructure upgrades to serve the new building and facilitate future expansion
- Construct 36,939 square feet of new access driveway, parking, and pedestrian walkways to service the new buildings
- Reconfigure the paddock space to accommodate the new construction and provide water and electricity to the paddocks

As for new campus infrastructure and utilities, Phase 1A will also consist of the following improvements:

- Construct three (3) stormwater infiltration basins
- Extend the existing water service to all new buildings
- Install new on-site septic systems, one for the maintenance building and one for the four dormitories
- Reconfigure the driveway to coordinate with new campus layout
- Add new site lighting and landscaping
- Upgrade/abandon utility lines to service new buildings
- Install a generator

In total, the site is proposed to have 4.90-acres physically disturbed to construct the improvements. Clearing will be limited to the area where the new maintenance facility will be constructed. Stormwater management facilities have been designed consistent with the New York State Stormwater Management Design Manual Chapter 9, Redevelopment. The three infiltration basins are proposed to mitigate, treat, and recharge the additional stormwater runoff from the development created by the proposed 0.92-acre area of additional impervious surfaces on the campus. Site soils have suitable capacity to infiltrate stormwater.

The nearest abutting private residence from the project site is approximately 0.03 mile, at 369 Lake Hill Road, while the second closest private residence is 0.2 mile, both along Lake Hill Road.

The proposed land alterations as described will not have a significant adverse impact to the existing campus and surrounding neighborhood's land surface.

Impact on Plants and Animals

The project site will result in a minimal loss of flora. The improvements will require 43,135 square feet of existing wooded area be cleared on the western portion of the site.

A letter was obtained from the New York Natural Resource Heritage stating that there are no records of rare or state-listed animals or plants, or significant natural communities at the project site or in its immediate vicinity.

Impacts associated with land clearing activities will be mitigated by the addition of landscaping with the construction of the new buildings. A landscaping plan has been prepared that proposes numerous new trees and other vegetation.

The proposed clearing as described will not have a significant adverse impact on New York State or Federally identified threatened, endangered, special concern, or rare plants and animals and their associated habitats.

Impact on Agricultural Resources

The site falls within the Saratoga County Agriculture District #2 and portions of the Project parcel are actively farmed. More than 2.5-acres will be disturbed on soils that are considered prime farmland / mineral soil group 2 (Chenango silt loam) and farmland of statewide importance (Windsor loamy sand). However, the improvements will occur in an area of the parcel that is used for the existing Charlton School campus footprint.

The proposed agricultural land disturbance as described will not have a significant adverse impact to the agriculture district and active farming operations.

Impact on Historic and Archeological Resources

According to publicly available data, the site is located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. An archaeologist conducted a Phase 1 Survey of the site in relationship to the proposed demolition and construction improvements. The findings of the survey have been reviewed by the New York State (NYS) Office of Parks, Recreation, and Historic Preservation (OPRHP) and OPRHP has provided a Letter of No Effect to signify that the proposed improvements will not impact any archaeological and/or historic resources, listed in or eligible for, the New York State and National Registers of Historic Places.

The proposed land alterations will not have a significant adverse impact to any historic or archaeological resources on site or in the vicinity of the project.

Impact on Energy

The proposed action will involve an increase in energy usage to support the new dormitory and maintenance buildings. The new buildings will meet the most current codes and standards for energy efficiency and there will not be a significant increase in energy consumption compared to the existing service.

The proposed buildings will not have a significant adverse impact on energy usage for the School.

Impact on Noise, Odor, and Light

During construction, additional noise will be generated typical of construction. Hours of construction are anticipated to occur between the hours of 7am to 7pm on Monday-Friday, excluding federal holidays. Operation noise will remain at current levels. All new proposed

**Town of Charlton
Planning Board Minutes
758 Charlton Road
Charlton, New York 12019**

Minutes of the Planning Board Meeting – October 16, 2023

Chairman Jay Wilkinson called the meeting to order at 7:06 p.m. at the Charlton Town Hall.

Present: Jay Wilkinson, Chairman, Connie Wood, Dawn Szurek, Dave Crudele, Greg Stevens, Chris Mitchell, Bill Keniry, Esq., Planning Board Attorney, Susan York, Planning Board Clerk, Kim Caron, Recording Secretary and Robin Sevinsky, Alternate. Johnathan Reidinger joined the meeting at 7:15 p.m.

AGENDA MEETING

Mr. Wilkinson stated that there is a quorum.

Minutes

Mr. Wilkinson stated that the draft of the September 18, 2023 meeting minutes needed to be approved. Mrs. York has previously provided comments. No other comments were made. Mr. Wilkinson stated that the Board could vote on the minutes during the Business Meeting.

Public Hearings

None.

Subdivision Applications

Heflin and Santo Associates (225.-1-87)

Mr. Wilkinson gave a brief history of the lot line change that was approved in June, 2023.

Mr. Wilkinson stated that at the last meeting a resident had inquired about the clearing currently being done on the property. Mr. Wilkinson stated that he went to the property and spoke to the gentleman that was doing the work. Mr. Wilkinson stated that all that is being done is some clearing of brush. Mr. Wilkinson stated that there are no holes dug anywhere and he was given a tour of the property. Mr. Wilkinson stated that he received an email from ENCON that they are aware of work being done on the property and that Mr. Heflin has a permit.

Mr. Wilkinson stated that there was a balance due in the escrow account for the previous lot line change, which has been paid. Mr. Wilkinson stated that the escrow account for this proposal has already been funded.

Sargent/Meilunas (223.-1-44)

Mr. Wilkinson stated that the property is located at 6 Old Route 67 and the proposal is for a 3-lot subdivision. Mr. Wilkinson stated that they will be creating two new lots for single family homes for their family members. Mr. Wilkinson stated that the proposed Lot A will consist of 16± acres and contain the existing home and outbuildings, the proposed Lot B will consist of 3.95± acres with 218 feet of road frontage and the proposed Lot C will consist of 5.17± acres with 173 feet of road frontage. Mr. Wilkison stated that the applicant received an area variance from the ZBA for the frontage on the proposed Lot C.

Case (223.-1-2.121)

Mr. Wilkinson stated that the property is located on Westline Road. Mr. Wilkinson stated that the board approved a subdivision that created a 2 acres lot back in 2020. Mr. Wilkinson stated that the current proposal is to subdivide the property into 4 lots, creating three new building lots. Mr. Wilkinson stated that the proposed Lot 1 will consist of 2.07± acres with 204 feet of road frontage on Westline Road, the proposed Lot 2 will consist of 39.25± acres with 280 feet of road frontage on Westline Road and will contain the existing home and outbuildings, the proposed Lot 3 will consist of 4.04± acres with 207 feet of road frontage on Westline Road and the proposed Lot 4 will consist of 2.05± acres with 367 feet of road frontage on Westline Road.

Site Plan Review

Charlton School for Girls

Mr. Wilkinson stated that there will be an updated presentation on this application. Mr. Wilkinson stated that the applicants have provided answers to the letter from the Town Engineer and questions from the board. Mr. Wilkinson stated that new revised plans have been provided.

Mr. Wilkinson stated that the town engineer has not looked at this most recent submission because he is away.

ZBA Referrals

None.

Zoning Report

The report for September was not available for the October meeting.

Correspondence

None.

Town Board Liaison

Mr. St. John was present.

Mr. St. John stated that the proposed 2024 budget has been posted to the town's website.

Mr. St. John stated that the Town Board has received petitions regarding lowering speed limits. Mr. St. John stated that the County and State control that and the Town will request lowering the speed limit on some of the roads.

Mr. Wilkinson made a motion to close the Agenda meeting, seconded by Ms. Szurek. All were in favor. Agenda meeting closed at 7:22 p.m.

BUSINESS MEETING

Opened at 7:30 p.m. with the Pledge of Allegiance.

Minutes

Mrs. Wood made a motion to approve the draft of the September 18, 2023 meeting minutes with changes incorporated. Mr. Mitchell seconded the motion. All were in favor.

SUBDIVISION APPLICATIONS

Heflin and Santos Associates (225.-1-87)

Drew Schauffert appeared before the Board.

Mr. Schauffert reviewed the map with the Board, showing the lot line changes approved in June as well as the current proposal for a four-lot subdivision. Mr. Schauffert showed the proposed locations for well and septic systems and showed the wetlands that all have the 100-foot buffer. Mr. Schauffert stated that all proposed improvements are located outside the buffer zone to the wetlands. Mr. Schauffert stated that he received the letter from the town engineer and has addressed the comments from that letter on the new maps provided tonight. Mr. Schauffert stated that the driveway culverts are shown and the clearing limits for each lot are also shown.

Mr. Schauffert provided a revised Short EAF per the Board's request.

Mr. Wilkinson stated that the wetlands have been mapped and designated and are all on the map. Mr. Wilkinson stated that the state has concurred.

Mr. Mitchell inquired if the house on the orchard lot could be placed outside the orchard.

Mr. Schaufert stated that would require a permit from DEC or ACOE.

Mrs. Wood inquired why the proposed Lot 4 looks like an “L” and not rectangular.

Mr. Schaufert stated that his client wanted a 10-acre lot. Mr. Schaufert stated that he would ask his client if that could be changed.

Ms. Szurek stated that, on the orchard lot, some of the trees look like original historic trees and it does appear that someone is harvesting them.

Mr. Mitchell stated that he believes that the Smith’s harvest the apples.

Mr. Stevens asked what is the proximity of the leech field on Lot 3 to the proposed well on Lot 2.

Mr. Schaufert stated that he believes it to be 110-115 feet. Mr. Schaufert stated that he will add the dimensions to the drawings.

Mrs. Wood asked if the septic system for Lot 3 fails, where would a new system go?

Mr. Schaufert stated that there is room in the front of the property.

Mr. Wilkinson stated that a short EAF was submitted and the board has requested that the long form be completed. Mr. Wilkinson stated that this is required to move forward with the application.

Sargent/Meilunas (223.-1-44)

Pat Jarosz of Van Guilder Associates appeared before the board.

Mr. Wilkinson stated that this is a proposal for a subdivision to create two new lots for family members.

Mr. Jarosz stated that the applicants live at 6 Old Route 67 and are proposing to subdivide their 25-acre parcel into three lots. Mr. Jarosz stated that the applicants have owned the property since 1999. Mr. Jarosz stated that the proposed Lot A will be 16.26± acres and contain the existing house and improvements. Mr. Jarosz stated that the proposed Lot B will be 3.95± acres with 218 feet of road frontage and the proposed Lot C will be 5.17± acres with 173 feet of road frontage on Rocky Ridge Road. Mr. Jarosz stated that they have received an area variance from the ZBA for the frontage requirement for the proposed Lot C. Mr. Jarosz stated that the property is zoned agricultural. Mr. Jarosz showed the proposed well and septic locations for each new lot.

Ms. Szurek stated that the board does not have the affidavit from Dave Sargent.

Mr. Jarosz provided the affidavit.

Mr. Wilkinson stated that the board would like to see a revisions record box added to the drawings, the adjacent property owners tax id numbers added to the drawings and the mother parcel needs owners names with the total acreage and tax id number. Mr. Wilkinson stated that the drawing is not signed or stamped. Mr. Wilkinson stated that in the future the Board would like signed drawings. Mr. Wilkinson stated that the perc test date and an explanation of the information is also needed for the drawings.

Ms. Szurek asked how long the driveway is on Lot C.

Mr. Jarosz stated that he is not sure and will add the dimension to the drawing.

Mrs. Wood stated that in the past that property had a lot of petroleum sold and there could be hazardous remains.

The Board completed the short EAF.

Mr. Stevens made the motion to declare the Planning Board as lead agency status for the purposes of SEQRA and determine the action to be an unlisted action with a negative impact declaration relative to SEQRA. Mr. Mitchell seconded the motion. All were in favor.

Mr. Wilkinson made the motion to schedule the public hearing for November 20, 2023 at 7:30 p.m. Ms. Szurek seconded the motion. All were in favor.

Mrs. York provided the public hearing cards.

Mrs. York will forward the application to the County Planning Board and the town engineer.

Case (223.-1-2.121)

Mr. Jarosz appeared before the board.

Mr. Wilkinson stated that this is a proposal to subdivide a 45-acre parcel on Westline Road into 4 lots creating three new lots.

Mr. Jarosz stated that the applicant has owned the property since 2017. Mr. Jarosz stated that the proposal is to subdivide the property into four lots. Mr. Jarosz stated that the proposed Lot 1 will be 2.07± acres with 204 feet of road frontage, the proposed Lot 2 will be 39.35± acres, contain the existing house and outbuildings and have 280 feet of road frontage, the proposed Lot 3 will be 2.04± acres with 207 feet of road frontage and the proposed Lot 4 will be 2.05± acres and have 367 feet of road frontage.

Mrs. Wood asked if this is a major subdivision.

Mr. Wilkinson stated that a full EAF was provided.

The Board reviewed the subdivision regulations.

Mr. Wilkinson stated that the applicant has three choices: drop a lot, put a note on the drawing that there will be no further subdivision of the property or provide a cluster plan for the board to review. Mr. Wilkinson stated that the map needs to be revised to show that the only owner is Angela Case. Mr. Wilkinson asked that the tax id numbers of the adjacent parcels be added to the drawings, a record of revisions box be added and the drawing be signed and stamped.

Mrs. Wood asked if the board wanted to see the wetlands more defined.

Mr. Crudele stated that satellite images show two bodies of water and a stream running through the property. Mr. Crudele stated that these should be shown on the drawing.

Mr. Jarosz stated that he will add them.

Mr. Wilkinson stated that the application will be placed on hold until the applicant makes a decision on how to proceed.

SITE PLAN REVIEW

Charlton School for Girls (256.-1-38)

Mr. Wilkinson stated that the new submittal from the applicant satisfies the September 14, 2023 comment letter from the town engineer.

Chris Rokos reviewed the town engineer comment letter and their responses. A copy is attached here.

<https://www.townofcharlton.org/planning-board/files/charlton-school-spr-letter>

<https://www.townofcharlton.org/planning-board/files/charlton-school-final-plan>

The board completed the full EAF parts 1 and 2.

Mr. Wilkinson made the motion to declare the Planning Board as lead agency status for the purposes of SEQRA and determine the action to be a Type 1 action with a negative impact declaration relative to SEQRA contingent upon the submittal of a new full EAF with corrections as discussed. Mr. Crudele seconded the motion. All were in favor.

Mr. Wilkinson made the motion to schedule the Public Hearing for November 20, 2023 at 7:45 p.m. Mr. Mitchell seconded the motion. All were in favor.

Mrs. York provided the public hearing cards.

ZONING REPORT

The report was not available.

CORRESPONDENCE

None.

TOWN BOARD LIAISON

Addressed in agenda meeting.

Mr. Wilkinson made a motion to adjourn the meeting. Mrs. Wood seconded the motion. All were in favor.

The meeting was adjourned at 10:05 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary

lighting for the improvements, particularly for the new buildings, will be Dark Sky compliant. There are no anticipated odors to be produced by the proposed action.

The proposed campus improvements will not have a significant adverse impacts on existing noise, odor, or light conditions.



Resource Information:

Date: January 24, 2023
Staff: Daniel Bagrow
Name: The Charlton School
Location: 322 Lake Hill Rd, Burnt Hills, NY

Resource Status:

1. **Determination:** Not Eligible
2. **Contributing:** Not Determined

Criteria for Inclusion in the National Register:

- A. Associated with events that have made a significant contribution to the broad patterns in our history.
- B. Associated with the lives of persons significant in our past.
- C. Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- D. Have yielded, or may be likely to yield information important in prehistory or history.



Summary Statement:



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

June 16, 2023

Arica McCarthy
Planner
Tighe & Bond
47 W Market Street
Ste 2
Rhinebeck, NY 12572

Re: DEC
Charlton School - Phase 1A Development
322 Lake Hill Rd, Burnt Hills, NY 12027
23PR04413

Dear Arica McCarthy:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

OPRHP has reviewed the Phase I Archaeological Survey Report prepared for this project (June 2023; 23SR00330). No archaeological sites were identified by the survey. Therefore, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If you have any questions, I can be reached at Jessica.Schreyer@parks.ny.gov.

Sincerely,

Jessica Schreyer
Historic Preservation Program Analyst - Archaeologist



SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: January 8, 2024 Project Number: 373530
Project Applicant: The Charlton School
Project Name: 2024 Financing Project (New Dormitory and Maintenance Garage Construction)
Program: Other Independent Institutions Program
Project Location: Burnt Hills, Town of Charlton, Saratoga County
Completed by: Matthew A. Stanley, AICP, Office of Environmental Affairs

This Smart Growth Impact Statement Assessment Form ("SGISAF") is a tool to assist the applicant and the Dormitory Authority of the State of New York's ("DASNY's") Smart Growth Advisory Committee in deliberations to determine whether a project is consistent with the New York State Smart Growth Public Infrastructure Policy Act ("SSGPIPA"), Article 6 of the New York State Environmental Conservation Law ("ECL").

Description of Proposed Action and Proposed Project:

Proposed Action: Authorization of the issuance of DASNY bonds for the Proposed Project.
Proposed Project: Construction of four new dormitories and a maintenance garage incorporating a community activity space for residential students.

Smart Growth Impact Assessment: Have any other entities issued a Smart Growth Impact Statement ("SGIS") with regard to this project? (If so, attach same). [] Yes [X] No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure? Check one and describe: [X] Yes [] No [] Not Relevant

The Proposed Project would involve an existing school campus.

- 2. Is the project located wholly or partially in a municipal center, characterized by any of the following: Check all that apply and explain briefly:
[] A city or a village
[X] Within the boundaries of a generally-recognized college, university, hospital or nursing-home campus
[] Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to: see below
[] Central business districts (i.e., commercial or geographic heart of a city, downtown or "city center")
[] Main streets (i.e., primary retail street of a village, town, or small city)
[] Downtown areas (i.e., city's core, center or central business district)
[] Brownfield opportunity areas (https://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html)
[] Downtown areas of Local Waterfront Revitalization Programs ("LWRPs") (https://www.dos.ny.gov/opd/programs/lwrp.html)
[] Transit-oriented development areas (i.e., areas with access to public transit for residents)
[] Environmental justice areas (https://www.dec.ny.gov/public/911.html)
[] Hardship areas

1 https://www.nysenate.gov/legislation/laws/ENV/A6
2 The DASNY-funded Proposed Project is a component of The Charlton School's Phase 1A Replacement of Dormitories and Maintenance Buildings project, which includes construction of four new dorms, a maintenance garage, and a reconfigured roadway for access; provide new parking and pedestrian walkways; demolition of Clemens Cottage, two maintenance buildings, two wood garages, and a shed; installation of related infrastructure upgrades to serve the new building and facilitate future expansion; reconfiguration of the paddock space; installation of a generator; and the implementation of three (3) stormwater management areas.
3 DASNY interprets the term "municipal centers" to include existing, developed institutional campuses such as universities, colleges and hospitals.

The Project Site is an existing school campus. Therefore, the Proposed Project would be generally supportive of this criterion.

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe: Yes No Not Relevant
4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe: Yes No Not Relevant
5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe: Yes No Not Relevant
6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe: Yes No Not Relevant

The Town of Charlton's coordinated SEQR review concluded that the Proposed Project would have no significant adverse impacts on agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources. Therefore, the Proposed Project would be generally supportive of this criterion.

7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe: Yes No Not Relevant
8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe: Yes No Not Relevant
9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials?⁴ Check one and describe: Yes No Not Relevant

The Town of Charlton, acting as lead agency, conducted a coordinated SEQR review of the Proposed Project. DASNY was an involved agency. Other involved agencies and interested parties included the Saratoga County Planning Department, Saratoga County Department of Health, NYS Department of Environmental Conservation ("NYS DEC"), NYS Department of Transportation ("NYS DOT"), NYS Department of Health ("NYS DOH"), NYS Office of Parks, Recreation and Historic Preservation ("OPRHP"), NYS Department of State ("NYS DOS"). The SEQR lead agency establishment regulations set a 30-day period for each involved agency or interested party to review the SEQR documents and provide any comments, concerns or the nature of their approval. Therefore, the Proposed Project would be generally supportive of this criterion.

10. Does the project involve community-based planning and collaboration?
Check one and describe: Yes No Not Relevant

As noted above, the Town of Charlton conducted a coordinated SEQR review of the Proposed Project. The Proposed Project was an agenda item at several meetings of the Town of Charlton Planning Board and was discussed by Planning Board members, Town staff, and members of the public. Therefore, the Proposed Project would be generally supportive of this criterion.

⁴ Demonstration may include State Environmental Quality Review ["SEQR"] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System ["SPDES"] permit issuance/revision notices, etc.

11. Is the project consistent with local building and land use codes?

Check one and describe: Yes No Not Relevant

The Proposed Project would be undertaken in compliance with all applicable codes and regulations and therefore would be generally supportive of this criterion.

12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations? Check one and describe: Yes No Not Relevant

The Proposed Project would not emit greenhouse gases and therefore would be generally supportive of this criterion.

13. During the development of the project, was there broad-based public involvement?⁵

Check one and describe: Yes No Not Relevant

As noted above, the Town of Charlton conducted a coordinated SEQR review of the Proposed Project. The Proposed Project was an agenda item at several meetings of the Town of Charlton Planning Board and was discussed by Planning Board members, Town staff, and members of the public. Therefore, the Proposed Project would be generally supportive of this criterion.

14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe: Yes No Not Relevant

As an educational institution, The Charlton School engages in planning activities on an ongoing basis to improve the quality of services it delivers to its students. Therefore, the Proposed Project would be consistent with this criterion.

15. Does the project mitigate future physical climate risk due to sea level rise, and/or storm surges and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data if applicable? Check one and describe: Yes No Not Relevant

The Project Site is not located in a designated floodway, the 100-year floodplain, or the 500-year floodplain. The Proposed Project would be generally supportive of this criterion.

DASNY has reviewed the available information regarding this project and finds:

- The project was developed in general consistency with the relevant Smart Growth Criteria.
- The project was not developed in general consistency with the relevant Smart Growth Criteria.
- It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons: _____

ATTESTATION

I, President of DASNY/designee of the President of DASNY, hereby attest that the Proposed Project, to the extent practicable, meets the relevant criteria set forth above and that to the extent that it is not practical to meet any relevant criterion, for the reasons given above.



January 8, 2024

Signature/Date

Robert S. Derico, R.A., Director, Office of Environmental Affairs

Print Name and Title

⁵ Documentation may include SEQR coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, *Environmental Notice Bulletin* ["ENB"] or other published notices, letters of support, etc.

