

TO: Jack D. Homkow, Director, Office of Environmental Affairs

FROM: Robert S. Derico, R.A., Senior Environmental Manager 

DATE: May 11, 2015

RE: *State Environmental Quality Review (SEQR) Type II Determination* for the Onondaga-Cortland-Madison Board of Cooperative Educational Services *Refunding and Renovation Project (Master BOCES Program Lease Revenue Bonds)*

The Onondaga-Cortland-Madison Board of Cooperative Educational Services ("OCM BOCES") has requested financing from the Dormitory Authority State of New York ("DASNY") for the refunding and renovation of the OCM BOCES (the "Proposed Project"). Based on a review of the attached *Credit Summary Update*, dated May 1, 2015, 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 bonds in amount not to exceed \$5,900,000, to be sold through a public offering. The location of the OCM BOCES facility is 110 Elwood Davis Road, Town of Salina, Onondaga County, New York.

More specifically, the Series 2015 Bonds would be used to reimburse the OCM BOCES for the purchase price of an approximately 9.14-acre parcel and existing approximately 100,000-gross-square-foot building. Additionally, the bond proceeds would be used to equip and renovate the majority of the building to be used by the OCM BOCES for adult education services and for central administration, including personnel and business offices. The newly purchased building would replace four leased facilities.

The ability to create a BOCES was first established in 1948 and is found in Sections 1950 and 1951 of the *State Education Law*. The legislation was designed to enable school districts to combine their resources to provide services that otherwise would have been uneconomical, inefficient or unavailable. A BOCES is formed by the school districts of a supervisory district for the purpose of providing various educational services for such school districts on a cooperative or shared basis, which services may either be too expensive or duplicative for each school district to provide for itself. A BOCES is usually formed by an order of the Commissioner of Education after a petition has been made to him requesting the establishment of the BOCES by the respective Boards of Education of the various school districts to be included in the proposed BOCES. The decision to establish a BOCES is not subject to voter approval.

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Section 1689 of the Public Authorities Law (the "Act") authorizes DASNY, upon application from a BOCES, to construct, acquire, reconstruct and furnish and equip BOCES facilities. In addition, pursuant to the Act, DASNY is authorized to issue bonds and notes to obtain funds for the purposes of Section 1689.

SEQR Determination. DASNY completed this environmental review in accordance 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. The replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire code and the refunding of existing debt are Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(2) and 6 N.Y.C.R.R. § 617.5(c)(23), respectively, of SEQR. 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."¹ Therefore, no further SEQR determination or procedure is required for any component of the proposed project identified as Type II.

Previously, the OCM BOCES had completed a *Short Environmental Assessment Form* ("SEAF"), dated December 12, 2014, for the purchase of the site and building. On December 12, 2014, the OCM BOCES, as lead agency, issued its Determination of Significance (attached), noting that the proposed action would not result in any significant adverse environmental impacts.

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"). In compliance with Article III, Section 3.0 of the MOU, OPRHP would be notified of the Proposed Project being funded with bond proceeds. It is the opinion of DASNY that the Proposed Project would have no impact on historical or cultural resources in or eligible for inclusion in the National and/or State Registers of Historic Places.

Attachments

cc: Sara P. Richards, Esq., Steven J. Koiser, SEQR File, OPRHP File

¹ 6 N.Y.C.R.R. § 617.5(a).

Credit Summary Update

Onondaga-Cortland-Madison BOCES Master BOCES Program Lease Revenue Bonds

May 1, 2015

Program: BOCES

Purpose: New Money

New Issue Details

One or more series of tax-exempt and/or taxable, fixed and/or variable rate bonds in an amount not to exceed \$5,900,000 and a term not to exceed 30 years are to be sold through a public offering.

- Underwriter – Roosevelt & Cross, Inc.
- Co-Bond Counsel – Hodgson Russ, LLP and Golden Holley James, LLP
- Co-Underwriter's Counsel – Trespasz & Marquardt, LLP and Marous & Marous, P.C.

Purpose

- Reimbursement for the purchase of a 9.14 acre parcel, including the approximately 100,100 square foot building at 110 Elwood Davis Road in the Town of Salina, New York (approximately \$2.3 million).
- Renovating and equipping the building to be used by the BOCES for adult education programs and central administrative offices (approximately \$3.4 million).

Security

- Annual rental payments to be made pursuant to a Lease Agreement with the BOCES.
- Direct intercept, through the State Comptroller, of any State aid due the BOCES for rental payments on the DASNY Lease Agreement.
- Pledge of public funds apportioned by the State due to the BOCES in an amount sufficient to pay such rental payments.
- Debt Service Reserve Fund and/or Reserve Fund Facility equal to one-half maximum annual debt service.
- Bond insurance may be considered depending on its availability and economic efficiency.

Expected Ratings: Aa2/NR/NR

Overview

The ability to create a Board of Cooperative Educational Services ("BOCES") was first established in 1948 and is found in Section 1950 of the State Education Law. The legislation was designed to enable school districts to combine their resources to provide services that otherwise would have been uneconomical, inefficient or unavailable. A BOCES is formed by the school districts of a supervisory district for the purpose of providing various educational services for such school districts on

a cooperative or shared basis, which services may either be too expensive or duplicative for each school district to provide for itself. A BOCES is usually formed by an order of the Commissioner of Education after a petition has been made requesting the establishment of the BOCES by the respective Boards of Education of the various school districts to be included in the proposed BOCES. The decision to establish a BOCES is not subject to voter approval.

Section 1689 of the Public Authorities Law (the "Act") authorizes DASNY, upon application from a BOCES, to construct, acquire, reconstruct and furnish and equip BOCES facilities. In addition, pursuant to the Act, DASNY is authorized to issue bonds and notes to obtain funds for the purposes of Section 1689.

Description of the Series 2015 Bonds

- The bonds are a special obligation of DASNY.
- The bonds are payable from payments made by the BOCES under a Lease and Agreement with DASNY and funds and accounts established under the Resolution.
- The Lease and Agreement is a general obligation of the BOCES. Amounts received from the State pursuant to the direct payment mechanism are credited against the BOCES payment obligations under the Lease and Agreement.

Approvals

- SEQR Filing – May 11, 2015*
- PACB Approval – May 20, 2015*

*Anticipated date.

Recent Information

At the April 15, 2015 Board meeting, DASNY staff reported that the bonds were expected to have a 20 year term. DASNY now anticipates issuing bonds on behalf of the Onondaga-Cortland-Madison BOCES with a 25 year term.



DASNY

DIVISION OF PUBLIC FINANCE AND PORTFOLIO MONITORING
PORTIA LEE, MANAGING DIRECTOR
PREPARED BY: STEPHEN J. KOSIER (518) 257-3157

Onondaga-Cortland-Madison BOCES
Master BOCES Program Lease Revenue Bonds

May 1, 2015

MASTER BOCES PROGRAM LEASE REVENUE BONDS
(ONONDAGA-CORTLAND-MADISON)

The Letter of Bond Counsel in connection with the above referenced transaction will be transmitted to the Members under separate cover.

One or more series of the bonds may be issued by the BOCES for the purpose of providing for the construction, reconstruction, renovation, repair, maintenance, replacement, or improvement of any building, structure, or facility owned, leased, or controlled by the BOCES. The bonds may also be used for the purchase of any equipment, furniture, fixtures, or other personal property owned, leased, or controlled by the BOCES.

The bonds are a general obligation of DASHY. The bonds are payable from payments made by the BOCES under a Lease and Agreement with DASHY and funds and accounts established under the Lease and Agreement. The Lease and Agreement is a general obligation of the BOCES. Amounts received from the State pursuant to the direct payment mechanism are credited against the BOCES payment obligations under the Lease and Agreement.

At the April 15, 2015 Board meeting, DASHY staff reported that the bonds were expected to have a 20 year term. DASHY now anticipates issuing bonds on a 25 year term.

At the April 15, 2015 Board meeting, DASHY staff reported that the bonds were expected to have a 20 year term. DASHY now anticipates issuing bonds on a 25 year term.

Under the terms of the Lease and Agreement, the BOCES is authorized to issue bonds and notes to obtain funds for the purpose of Section 1053. The bonds are a general obligation of DASHY. The bonds are payable from payments made by the BOCES under a Lease and Agreement with DASHY and funds and accounts established under the Lease and Agreement. The Lease and Agreement is a general obligation of the BOCES. Amounts received from the State pursuant to the direct payment mechanism are credited against the BOCES payment obligations under the Lease and Agreement.

The ability to create a Board of Cooperative Educational Services ("BOCES") was first established in 1965 and is found in Section 1053 of the State Education Law. The legislation was designed to enable school districts to combine their resources to provide services that otherwise would have been unaffordable, inefficient or unavailable. A BOCES is formed by the school districts of a supervisory district for the purpose of providing various educational services for each school district on an equitable and economic efficiency.



Credit Summary

Onondaga-Cortland-Madison BOCES Master BOCES Program Lease Revenue Bonds

April 2, 2015

Program: BOCES

Purpose: New Money

New Issue Details

Approximately \$5,900,000 in one or more series of tax-exempt and/or taxable, fixed and/or variable rate Series 2015 Bonds are expected to be sold through a public offering.

Purpose

- Reimbursement for the purchase of a 9.14 acre parcel, including the approximately 100,100 square foot building at 110 Elwood Davis Road in the Town of Salina, New York (approximately \$2.3 million).
- Renovating and equipping the building to be used by the BOCES for adult education programs and central administrative offices (approximately \$3.4 million).

Security

- Annual rental payments to be made pursuant to a Lease Agreement with the BOCES.
- Direct intercept, through the State Comptroller, of any State aid due the BOCES for rental payments on the DASNY Lease Agreement.
- Pledge of public funds apportioned by the State due to the BOCES in an amount sufficient to pay such rental payments.
- Debt Service Reserve Fund and/or Reserve Fund Facility equal to one-half maximum annual debt service.
- Bond insurance may be considered depending on its availability and economic efficiency.

Expected Ratings: Aa2/NR/NR

Overview

The ability to create a Board of Cooperative Educational Services ("BOCES") was first established in 1948 and is found in Section 1950 of the State Education Law. The legislation was designed to enable school districts to combine their resources to provide services that otherwise would have been uneconomical, inefficient or unavailable. A BOCES is formed by the school districts of a supervisory district for the purpose of providing various educational services for such school districts on a cooperative or shared basis, which services may either be too expensive or duplicative for each school district to provide for itself. A BOCES is usually formed by an order of the Commissioner of Education after a petition has been made requesting the establishment of the BOCES by the respective Boards of Education of

the various school districts to be included in the proposed BOCES. The decision to establish a BOCES is not subject to voter approval.

Section 1689 of the Public Authorities Law (the "Act") authorizes DASNY, upon application from a BOCES, to construct, acquire, reconstruct and furnish and equip BOCES facilities. In addition, pursuant to the Act, DASNY is authorized to issue bonds and notes to obtain funds for the purposes of Section 1689.

Strengths

- Direct Intercept of State Aid - A financing structure that includes State aid for the payment of debt service on the proposed bonds and the direct statutory payment of State aid by the Comptroller.
- State Support - The State has made appropriations to the BOCES program in each year since 1949 when the program was initiated.

Risks / Challenges

- State Appropriation - The potential for changes in State Aid formulas relative to the financial support of BOCES and a reduction or delay of aid to component districts.

Recommendation

The Onondaga-Cortland-Madison BOCES received voter approval in its component school districts to borrow up to \$5.9 million on January 23, 2014. The State Education Department approved the project on March 25, 2015. The attached staff report recommends that the Board adopt a Resolution to Proceed for a bond issue in an amount not to exceed \$5.9 million on behalf of the Onondaga-Cortland-Madison BOCES based on the structure of the direct payment of State aid and the long history of State BOCES support.

Master BOCES Program Lease Revenue Bonds

THE PROGRAM: The ability to create a Board of Cooperative Educational Services (BOCES) was first established in 1948 and is found in Section 1950 of the State Education Law. Initially, the legislation was aimed at enabling small rural school districts to combine their resources to provide services that otherwise would have been uneconomical, inefficient or unavailable.

A BOCES is formed by the school districts of a supervisory district for the purpose of providing various educational services for such school districts on a cooperative or shared basis, which services may either be too expensive or duplicative for each school district to provide for itself. A BOCES is usually formed by an order of the Commissioner of Education (the "Commissioner") after a petition has been made requesting the establishment of the BOCES by the respective Boards of Education of the various school districts to be included in the proposed BOCES. The decision to establish a BOCES is not subject to voter approval.

The number of school districts comprising an individual BOCES varies. In each case, the territory within which each BOCES operates encompasses the territory of its component school districts. A school district may decide to join an established BOCES by vote of its board of education without voter approval. School districts may not withdraw from a BOCES and are obligated to pay its share of BOCES administrative expenses (including the Rentals due to DASNY under an applicable agreement).

Once formed by the Commissioner, a BOCES is governed by a Board, whose members are elected by the boards of education of the component school districts. A Board consists of five to fifteen members. Members of each BOCES Board are elected at such BOCES annual meeting and serve for terms of three years.

At present, there are 37 BOCES incorporating all but nine of the 696 school districts in the State. BOCES membership is not available to the five large city school districts in the State: New York City, Buffalo, Rochester, Yonkers and Syracuse.

BOCES Programs: BOCES provide a wide variety of programs and services, which include General Education (including summer school), Career Education (including vocational training in agriculture, distributive education, health, home economics, business and office programs,

technical education and trade, industrial and service education), Special Education (educational services for children with special needs), Management and Instructional Services, Education in the Arts, and Environmental Education.

Each BOCES is authorized to provide such program services as the Commissioner may approve and must provide any educational service that is (a) requested by the component school districts and (b) approved by the Commissioner, who first determines that the proposed program meets an education need and can most effectively be provided on a regional, rather than local, level.

BOCES Funding: A BOCES has no taxing authority and except for certain Federal grants and payments for services rendered under certain contracts with public agencies, colleges and other entities, derives all of its financial support for operations from its component school districts and the State. State aid is paid to the BOCES, and then is to be paid by the BOCES to the component school districts to partially reimburse them for payments made to the BOCES, based upon the amount paid by the component school districts for program services and administrative and facilities expenses. The component school districts pay for these expenses through real property tax levies. Program services are funded by component school districts based on the district's participation in a specific program. Administrative expenses of a BOCES (including Rentals due to DASNY under an applicable agreement), as well as facilities expenses for capital projects not funded through surpluses are shared on a pro rata apportioned basis (based on attendance or enrollment formulas or property values) by the component school districts. All State aid payable to a BOCES, including services aid and facilities aid, as well as administrative aid, is available to be applied to pay its applicable Rentals.

All component school districts are required to pay their allocable share of the BOCES administrative expenses notwithstanding that they may elect not to participate in any of the BOCES educational programs. The component school district boards vote on the BOCES administrative budget each spring, however, the portion of the budget allocated to payments to DASNY are not subject to such vote. The State Comptroller is required by law to deduct amounts due and payable to DASNY from any State aid to become due to the BOCES and pay it to or upon the order of DASNY.

The State has made appropriations to the BOCES program in each year since 1949 when the program was initiated. While the BOCES program has received State aid in each year since its inception, both the determination of the amount of State aid and the apportionment of such State aid are legislative acts and the State Legislature may amend or repeal the statutes relating to State aid and the formulas which determine the amount of State aid payable to BOCES.

DASNY Financing History: Since 2001, DASNY has issued approximately \$303 million in bonds on behalf of various BOCES borrowers. As of December 31, 2014, \$168.5 million remained outstanding. All BOCES borrowers have always met their obligations to DASNY on time and in full.

BORROWER: *Onondaga-Cortland-Madison ("OCM") BOCES:* OCM BOCES was established in 1948 and provides shared services to 23 school districts in Onondaga, Cortland, and Madison counties, serving approximately 60,000 students. Programs and services include:

Special Education – OCM BOCES offers a wide range of educational alternatives for students with varying degrees of cognitive, emotional and physical disabilities. These programs emphasize helping students to develop their potential and function as independently as possible. Where feasible, students are educated with non-disabled peers and in the least restrictive environment.

Career and Technical Education ("CTE") and Adult Education – CTE emphasizes a broad spectrum of job specific skills using the most current business and industry based technologies applicable to personal and career goals. Students may also earn high school core academic and college-level credit.

Alternative Education – Provides a wide range of programs to meet the needs of a diverse group of students who are not finding success in traditional education settings. Some programs incorporate career and technical courses or service learning opportunities.

Instructional Support Services – Provides guidance, professional development, & technical assistance to staff throughout Central New York. OCM BOCES offers a regional summer school, sponsors a variety of enrichment activities for students, and operates a regional database and interlibrary loan service.

Management Services – Coordination of a wide variety of shared administrative services including bus communication, accounting and business functions, employee benefits, food services and substitute teacher calling services.

THE PROJECT: Approximately \$2.3 million of Series 2015 Bonds are expected to be used to reimburse the OCM BOCES for the purchase price of a 9.14 acre parcel, including the approximately 100,100 square foot building, at 110 Elwood Davis Road in the Town of Salina, New York. Additionally, approximately \$3.4 million in bond proceeds will be used to renovate and equip the building to be used by the OCM BOCES for adult education services and for central administration, including personnel and business offices. The new building is expected to replace four leased facilities. The debt service on the Series 2015 Bonds is expected to be approximately the same as the lease payments. Therefore, financing the Project is not expected to increase payments to the OCM BOCES from its component districts.

A BOCES is not authorized to enter into an agreement with DASNY unless a proposition authorizing the acquisition, construction, reconstruction or financing of a BOCES facility and specifying the cost is approved by a majority vote of the voters throughout the BOCES component school districts. The Project and financing, in an amount not to exceed \$5.9 million, were approved by a referendum of the voters of the OCM BOCES on January 23, 2014. The BOCES may not begin construction of any project unless and until it has been approved by the Commissioner. The State Education Department approved the Project on March 25, 2015.

FINANCING DETAILS: \$5.9 million of Series 2015 Bonds are expected to be issued along with approximately \$310,000 in premium issuance. The BOCES anticipates satisfying its debt service reserve fund requirement with a surety bond. Financing costs, including underwriter's discount, are estimated at \$510,000. This would allow for a project fund deposit of approximately \$5.7 million. If financing costs are higher than anticipated or a lower premium issuance is achieved the BOCES has the ability to decrease the scope of the Project. Attachment I presents a schedule of the estimated Sources and Uses of Funds.

Security Provisions: Payment of the debt service on the bonds will be secured by a lease agreement (the "Lease") between the BOCES and DASNY and a debt service reserve fund and/or reserve fund facility equal to one-half maximum annual

debt service. The Lease will be a general obligation of the BOCES. Under the Lease, the BOCES will assign and pledge to DASNY a sufficient portion of public funds that are apportioned or otherwise payable to the BOCES for approved costs incurred during the prior year.

Public Authorities Law section 1689 subdivision 10 authorizes a direct intercept mechanism under which the State Comptroller shall pay the public funds assigned by a BOCES directly to DASNY.

Education Law §1950(5) (g) provides that the annual payments to be made by a BOCES to DASNY for the payments of rent for a BOCES educational facility constitute an administrative expense of the BOCES. Education Law §3609-d, which prescribes the amounts and dates on which moneys apportioned to BOCES are to be paid, further provides that any obligation of a board of cooperative educational services to the bond trustee of DASNY shall be paid in accordance with the applicable provisions of the Public Authorities Law.

Pursuant to the mechanism contained in Public Authorities Law §1689(10), DASNY is required to certify annually to the Commissioner of Education a statement of all amounts due from each BOCES to DASNY. The Commissioner, in turn, is required to include in the certificate filed with the State Comptroller, a statement showing the amount owed to DASNY by such BOCES. The Comptroller is required to deduct the amount certified by the Commissioner as due to DASNY from the state funds otherwise payable to the BOCES. The aid subject to intercept pursuant to this provision is not limited to the aid payable to the BOCES on account of administrative costs incurred under the Lease, but rather encompasses any state funds to become due to such BOCES. If such forms of State aid are insufficient, each component school district would also be required to include its proportionate share of the lease payment in its budget and to pay such amount to the BOCES to make up for the shortfall.

SUMMARY: The BOCES program has been an integral part of public education in the State since 1948, making the delivery of education-enhancing services to students more economical and efficient. Under State Education Law, the rental payments will be paid through State aid due to the BOCES. These payments are made directly by the Comptroller to DASNY. Based on these factors, staff recommends that the Board adopt a resolution to proceed for a bond issue in an amount not to exceed \$5,900,000.

DASNY

DORMITORY AUTHORITY STATE OF NEW YORK

Onondaga-Cortland-Madison BOCES Sources and Uses of Funds

Sources of Funds:

	Total
Bond Proceeds	
Par Proceeds	\$ 5,900,000
Original Issue Premium	306,972
Total Sources	\$ 6,206,972

Uses of Funds:

% of Par

Project Fund Deposits	\$ 5,720,000	
Costs of Issuance	339,472	5.75%
DASNY Fee	75,000	1.27%
Co-Bond Counsel	80,000	1.36%
Printing	10,000	0.17%
Ratings	25,000	0.42%
Surety Bond	10,000	0.17%
Trustee & Counsel	5,000	0.08%
Institution's Counsel	50,000	0.85%
Financial Advisor	50,000	0.85%
Accountant	20,000	0.34%
DAC Fee	10,000	0.17%
Rounding	4,472	0.08%
Underwriter Discount	147,500	2.50%
Total Uses	\$ 6,206,972	



**A RESOLUTION OF THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(DASNY) AUTHORIZING STAFF AND BOND COUNSEL TO
PROCEED TO TAKE THE NECESSARY ACTION TO PREPARE
THE APPROPRIATE DOCUMENTS TO PROVIDE FOR THE
FINANCING OF FACILITIES FOR MASTER BOCES
PROGRAM LEASE REVENUE BONDS
(ONONDAGA-CORTLAND-MADISON)**

Resolved that the staff and bond counsel be authorized to proceed to take the necessary action and prepare the appropriate documents to provide for the financing of facilities for Master BOCES Program Lease Revenue Bonds (Onondaga-Cortland-Madison); provided, however, that the adoption of this Resolution imposes no duty on the part of DASNY to issue obligations for or on behalf of Master BOCES Program Lease Revenue Bonds (Onondaga-Cortland-Madison).

This Resolution shall take effect immediately.

Project Fund Deposits		Costs of Issuance	
\$ 2,120,000			
	\$ 278,472		
		\$ 75,000	DASNY Fee
		\$ 80,000	Co-Bond Counsel
		\$ 10,000	Printing
		\$ 25,000	Rating
		\$ 10,000	Trustee's Counsel
		\$ 5,000	Trustee's Counsel
		\$ 50,000	Institution's Counsel
		\$ 50,000	Financial Advisor
		\$ 20,000	Accountant
		\$ 10,000	DAC Fee
		\$ 4,472	Rounding
			Underwriter Discount
	\$ 147,500		
	\$ 278,972		
			Total Uses

617.20
Appendix B
Short Environmental Assessment Form

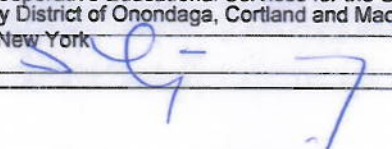
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: Purchase and renovation of 110 Elwood Davis Road Property				
Project Location (describe, and attach a location map): 110 Elwood Davis Road, Town of Salina, New York (Tax ID No. 074-01-01.1)				
Brief Description of Proposed Action: Purchase of the approximately 9.14 acre parcel, including the approximately 100,100 square foot building located thereon. Following the purchase, BOCES will renovate and equip the building for use in the adult education programs of BOCES.				
Name of Applicant or Sponsor: Board of Cooperative Educational Services for the Sole Supervisory District of Onondaga, Cortland and Madison Counties, New York		Telephone: 315-433-2602 E-Mail: jmanning@ocmboces.org		
Address: 6820 Thompson Road; P.O. Box 4754				
City/PO: Syracuse	State: New York	Zip Code: 13211		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Funding may be sought from the Dormitory Authority of the State of New York			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		9.14 acres		
b. Total acreage to be physically disturbed?		0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		9.14 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____	Board of Cooperative Educational Services for the Sole Supervisory District of Onondaga, Cortland and Madison Counties, New York	Date: <u>12/12/13</u>
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Impact Category	Significant	Not Significant
1. Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Traffic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Visual Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Board of Cooperative Educational Services for the Sole Supervisory District of Onondaga, Cortland and Madison Counties, New York

Name of Lead Agency: J. Francis Manning Date: 12/12/13

Print or Type Name of Responsible Officer in Lead Agency: J. Francis Manning Superintendent Title of Responsible Officer

Signature of Responsible Officer in Lead Agency: [Signature] Signature of Preparer (if different from Responsible Officer)

PRINT