




Memorandum

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

FROM: Joanna Oliver, AICP, Environmental Manager 

DATE: December 8, 2025

RE: *State Environmental Quality Review (SEQR) Determination* for the Board of Cooperative Educational Services of the Sole Supervisory District of Broome, Tioga and Delaware Counties ("BT BOCES") *Master BOCES Program Lease Revenue Bonds Project* — BOCES Program

The Dormitory Authority of the State of New York ("DASNY") has received a funding request from the Board of Cooperative Education Services of the Sole Supervisory District of District of Broome, Tioga and Delaware Counties ("BT BOCES"), New York pursuant to DASNY's BOCES Program for its *Master BOCES Program Lease Revenue Bonds Project*. Accordingly, the funding request is subject to environmental review pursuant to the *State Environmental Quality Review Act* ("SEQRA").

Based on a review of the attached *Transaction Report – Single Approval* dated December 2, 2025, and supporting documentation completed by a representative of BT BOCES, it has been determined that for purposes of *SEQRA*, the Proposed Action would consist of DASNY's authorization of the issuance of up to \$40,000,000, with maturities not to exceed 31 years in one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, to be sold at one or more times through negotiated offerings on behalf of BT BOCES. The bond funds would be used for the design and construction of a new Maintenance building (approximately 20,000 gross square feet ("gsf")), a new Trades building (approximately 4,800 gsf), a two-story addition to the existing BT BOCES Education Center (approximately 80,000 gsf) as well as campus parking, and street and roadway improvements. BT BOCES is located at 435 Glenwood Road, Town of Dickinson, Broome County, New York.

The ability to create a BOCES was first established in 1948. 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. 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, the Act, authorizes DASNY to issue bonds and notes to obtain funds on behalf of BOCES.

BT BOCES provides shared services to 15 component school districts in Broome, and Tioga Counties serving approximately 35,000 students. On November 29, 2023, voters approved a \$46 million capital project with up to \$40 million of which may be financed through DASNY and \$6 million to be funded with BT BOCES funds. The capital project includes:

- construction of a new, approximately 20,000 gross-square-foot Maintenance building with a new parking area (approximately 45 spaces, five bus spaces, loading dock with three entry bays, and truck turnaround);
- construction of a new, approximately 4,800 gross-square-foot Trades building;
- construction of a two-story, approximately 80,000 gross-square-foot addition to the existing BOCES Education Center;
- the purchase of 409 Glenwood Road (Tax Parcel 128.17-1-5), and the demolition of the existing historic structure;
- the construction of a parking area for construction vehicles, a ground solar array, the extension of campus roadways to new buildings, campus street and parking improvements.

The BOCES Board of Education served as lead agency and conducted a coordinated *SEQR* of the Proposed Project (see the attached Resolution and Amended *SEQR* Negative Declaration Notice of Determination of Significance, dated November 21, 2024). DASNY was not an involved agency for that coordinated review but is bound by the determination of the lead agency.¹

DASNY completed this environmental review in accordance with *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* (“*NYCRR*”), which collectively contain the requirements for the *State Environmental Quality Review* (“*SEQR*”) process.

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 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*”).

For construction of the parking area near the Maintenance building, 409 Glenwood Road was purchased by BT BOCES, with the intention of demolishing the existing residential structure. However, OPRHP (OPRHP #23PR07740) determined the structure to be eligible for inclusion on the State and

¹ 6 *NYCRR* § 617.6(b)(3)(iii).

National Registers of Historic Places.² Alternatives to avoid adverse impacts to 409 Glenwood Road were analyzed and the analysis concluded that there were no prudent and feasible alternatives to the Proposed Project. In accordance with *Section 14.09*, DASNY, BT BOCES, New York State Department of Environmental Conservation³ (“NYSDEC”) and OPRHP agreed to stipulations in the attached Letter of Resolution (“LOR”). On December 16, 2024, OPRHP determined that submitted documentation fulfilled the stipulations of the LOR.

State of New York State Smart Growth Public Infrastructure Policy Act (“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 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.

Attachments

cc: Stephen J. Kosier
Michael Logan, Esq.
SEQR File
OPRHP File

² The structure was characterized as a late nineteenth to early twentieth century, two-story ashlar residence in the Victorian architectural tradition.

³ The New York State Department of Environmental Conservation is an involved agency because a State Pollutant Discharge Elimination System (“SPDES”) General Permit is required for the Proposed Project.

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: December 8, 2025
Project Applicant: Board of Cooperative Educational Services of the Sole Supervisory District of Broome, Tioga and Delaware Counties ("BT BOCES")
Project Name: Master BOCES Program Lease Revenue Bonds Project
Program: BOCES Program
Project Location: 435 Glenwood Road, Town of Dickinson, Broome County, New York
Completed by: Joanna Oliver, AICP, Environmental Manager

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").¹ Not all questions/answers may be relevant or applicable to all projects.

Description of Proposed Action and Proposed Project: The bond funds would be used for the design and construction of a new Maintenance building (approximately 20,000 gross square feet ("gsf")), a new Trades building (approximately 4,800 gsf), a two-story addition to the existing BT BOCES Education Center (approximately 80,000 gsf) as well as campus parking, and street and roadway improvements (the "Proposed Project").

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 ☒ No

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

Expansion of teaching space and campus infrastructure is needed to continue to provide existing and expanded educational services. Therefore, the Proposed Project would be consistent with this criterion.

2. Is the project located wholly or partially in a **municipal center**,² characterized by any of the following: Check all that apply and explain briefly:
- ☐ A city or a village
 - ☒ 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

The BT BOCES is a fully developed educational campus.

¹ <https://www.nysenate.gov/legislation/laws/ENV/A6>

² DASNY interprets the term "municipal centers" to include existing, developed institutional campuses such as universities, colleges and hospitals.

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

This is not relevant because the project is consistent with criterion 2 above.

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

This is not relevant because the project is consistent with criterion 2 above.

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

This is not relevant because the project is consistent with criterion 2 above.

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

It is the opinion of DASNY that the Proposed Project would have no significant adverse impacts to agricultural lands, forests, surface and groundwater, air quality, recreation and open space, or scenic areas, as a result of the Proposed Project. Adverse impacts to historic structures have been resolved in a Letter of Resolution signed by all involved agencies. Therefore, the Proposed Project would be consistent with 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

Capital improvements to the BOCES campus and its continuing use allows shared resources and programs for its students.

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

BT BOCES would continue to provide educational programs and services at its current location using existing transportation infrastructure.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials?³ Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

The Board of Education of the BOCES conducted a coordinated SEQR review for the Proposed Project, and DASNY concurred with that review for the proposed funding of the Proposed Project. Therefore, the Proposed Project would be consistent with this criterion.

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

³ 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.

The Board of Education of the BOCES conducted public meetings and a successful referendum on the Proposed Project. Therefore, the Proposed Project would be consistent with this criterion.

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

Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

The existing facilities would meet all appropriate codes. Therefore, it would be consistent with 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

This project would continue to provide services and programs to the counties at the existing location. The project would not create new greenhouse gas emissions that would compromise the needs of future generations. Therefore, the Proposed Project would be consistent with this criterion.

13. During the development of the project, was there broad-based public involvement?⁴

Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

As noted above, the Board of Education of the BOCES and DASNY conducted a SEQR review, and a referendum was held for public vote. Therefore, the Proposed Project would be consistent with 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

The Board of Education of the BOCES and the BT BOCES have an on-going governance structure to support the development and implementation of capital projects.

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 is to improve and expand existing, operational, educational facilities. This criterion is not relevant to the Proposed Project.

⁴ 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.

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.



December 8, 2025

Signature/Date

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

Print Name and Title

RESOLUTION APPROVING
CAPITAL FINANCING THROUGH THE DORMITORY AUTHORITY
OF THE STATE OF NEW YORK

At a regular meeting of the Board of Cooperative Educational Services of the Sole Supervisory District of Broome, Tioga and Delaware Counties, New York, held at the ISC Board Room, 435 Glenwood Road, in Binghamton, New York, in said BOCES, on November 19, 2025, at 6:00 P.M., Prevailing Time.

The meeting was called to order by Sandra Ruffo, and upon roll being called, the following were

PRESENT: Sandra Ruffo, President; David Hawley, Vice President; Nick Matyas, Peter Nowacki, Michelle Noyes, Michon Stuart

ABSENT: Linda Gretz

The following resolution was offered by Peter Nowacki who moved its adoption, seconded by Michon Stuart, to-wit:

RESOLUTION DATED NOVEMBER 19, 2025.

A RESOLUTION DELEGATING POWER TO THE PRESIDENT OF THE BOARD OF COOPERATIVE EDUCATIONAL SERVICES OF THE SOLE SUPERVISORY DISTRICT OF BROOME, TIOGA AND DELAWARE COUNTIES, NEW YORK ("BOCES"), TO AUTHORIZE PARTICIPATION IN THE ISSUANCE BY THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK ON BEHALF OF SAID BOCES OF NOT EXCEEDING \$40,000,000 LEASE REVENUE BONDS, INCLUDING AUTHORIZATION FOR THE EXECUTION OF LEASES AND RELATED DOCUMENTATION.

WHEREAS, the Board of Cooperative Educational Services of the Sole Supervisory District of Broome, Tioga and Delaware Counties, New York, a body corporate formed under the Education Law of the State of New York (the "BOCES"), has made application to the Dormitory Authority of the State of New York, a public benefit corporation of the State of New York (the "Authority"), for financial assistance through the issuance of not to exceed \$40,000,000 lease revenue bonds of the Authority, which bonds may be issued in series, which are proposed to be designated substantially "Master BOCES Program Lease Revenue Bonds (Broome-Tioga-Delaware Issue)" with a series designation (the "Bonds"), to finance the costs of the construction of improvements and additions to and reconstruction and renovation of certain buildings, facilities and sites at the Glenwood Road Campus in Binghamton, New York (as described in Exhibit A attached hereto and hereby made a part hereof), including original furnishings, equipment, machinery, apparatus, appurtenances, site improvements and incidental improvements and expenses in connection therewith authorized at a maximum estimated cost of \$40,000,000) (the "Facilities"), such cost as more fully described in said Exhibit A attached hereto (in the aggregate, the "Project"); and

WHEREAS, the BOCES has acted as "lead agency", in accordance with the provisions of the State Environmental Quality Review Act ("SEQRA"), with respect to the Project and has determined the Project to be a "Type I Action" and has issued a "negative declaration" in

accordance with the provisions of SEQRA and the Authority is acting as “lead agency” in accordance with the provisions of SEQRA with respect to the Authority's providing financial assistance to the BOCES for the Project and is expected to issue a “negative declaration” in accordance with the provisions of SEQRA and;

WHEREAS, a proposition relating to the Project was approved by the voters of the BOCES on November 29, 2023; and

WHEREAS, in connection with the issuance of the Bonds and the making available of the proceeds thereof to the BOCES it is expected, as to each series of said Bonds (a) that the BOCES will enter into (i) an agreement of lease (the “Agreement of Lease”) whereby it will lease the Facility (as hereinafter defined) to the Authority for \$1 per year and (ii) a lease and agreement (the “Lease and Agreement”) whereby the Authority will lease the Facility back to the BOCES for rental payments equal to debt service on the Bonds and certain other amounts,

(b) that the BOCES will also enter into various agreements with respect to the sale of the Bonds, and various ancillary documents (including a bond purchase agreement, a tax certificate relating

to maintaining the tax-exempt status of the Bonds, and a continuing disclosure agreement whereby the BOCES will be obligated to file annual reports with the Authority and/or certain

repositories), (c) that there will be a preliminary official statement and a final official statement

prepared with respect to the Bonds which will include information about the BOCES, and (d) the

Authority will issue the Bonds pursuant to a resolution of the Authority pursuant to which a bank or trust company located and authorized to do business in New York State will act as trustee; and

WHEREAS, the BOCES now wishes to approve the issuance of such Bonds and Financing Documents (as hereinafter defined);

NOW, THEREFORE, BE IT RESOLVED, by the Board of Cooperative Educational Services of the Sole Supervisory District of Broome, Tioga and Delaware Counties, New York (hereinafter, the "Board"), as follows:

Section 1. The Board hereby approves the participation of the BOCES in the issuance of the Bonds by the Authority in an aggregate principal amount not to exceed \$40,000,000 to finance the costs of the Project and states its intention to proceed in connection therewith. The power to authorize and approve the final terms and conditions of one or more of a Lease and Agreement relating to the issuance by the Authority on behalf of the BOCES of not exceeding \$40,000,000 aggregate par amount of the Bonds, is hereby delegated to the President of said BOCES, the chief fiscal officer.

Section 2. In connection with said bond financing, the Board hereby authorizes (i) the lease by the BOCES to the Authority of all or a portion of the buildings and facilities described in Exhibit A hereof and any furnishings, equipment, machinery, apparatus or appurtenances within financed by the Bonds for a rental payment pursuant to the terms of one or more of an Agreement of Lease; and (ii) the lease back of the Facilities by the Authority to the BOCES for rental payments consisting of the debt service on the Bonds and certain other amounts pursuant to the terms of one or more of a Lease and Agreement.

Section 3. The BOCES is hereby authorized to accomplish the transaction described in this Resolution, to enter into and perform its obligations under each of the Financing Documents and the Related Documents (as hereinafter defined) and to do all things necessary or appropriate for the accomplishment thereof and all acts heretofore taken by the BOCES and the Authority with respect to such transaction are hereby ratified, confirmed and approved.

Section 4. The President of the BOCES is hereby authorized, on behalf of the BOCES, to execute and deliver the Agreement of Lease, Lease and Agreement, the Bond Purchase Agreement, the Arbitrage Certificate and the Continuing Disclosure Agreement (hereinafter collectively called the “Financing Documents”) and the Clerk or Assistant Clerk of the BOCES is hereby authorized to affix the seal of the BOCES thereto and to attest the same, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the President shall approve, and upon such final terms and conditions as the President may approve. The execution and delivery thereof by the President shall constitute conclusive evidence of such approval. The President shall further execute and deliver additional documents, certificates, undertakings, agreements, deeds, or other instruments as the President, with the advice of counsel, may deem necessary or appropriate in connection therewith (the “Related Documents”), and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated thereby.

Section 5. The Vice President of said BOCES is hereby authorized to execute such Financing Documents and Related Documents in the place of the President if such officer shall so direct in writing in the form of a delegation certificate duly filed in the Office of the BOCES Clerk on or prior to the date or dates of such Financing Documents and Related Documents, or in the absence of the President from the territory served by the BOCES or the inability of the President to serve in that capacity for any reason as so certified to the Board by the BOCES Clerk.

Section 6. The President is further hereby authorized, on behalf of the BOCES, to designate any additional Authorized Officer of the BOCES (as defined in and pursuant to the Authority’s Master BOCES Program Lease Revenue Bond Resolution adopted August 15, 2001

as amended and supplemented and the Authority's Series Resolution to be adopted thereunder in connection with the issuance of the Bonds) if the President shall so direct in writing in the form of a delegation certificate duly filed in the Office of the BOCES Clerk on or prior to the date or dates of such Financing Documents and Related Documents, or in the absence of the President from the territory served by the BOCES or the inability of the President to serve in that capacity for any reason as so certified to the Board by the BOCES Clerk.

Section 7. The members, officers, employees and agents of the BOCES are hereby authorized and directed for and in the name and on behalf of the BOCES to do all acts and things required or provided for by the provisions of the Financing Documents, and to execute and deliver all such additional certificates, agreements, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary, or in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the BOCES with all of the terms, covenants and provisions of the Financing Documents binding upon the BOCES.

Section 8. The BOCES hereby declares its official intent to reimburse its expenditures made relating to the Project with a portion of the proceeds of the Bonds.

Section 9. A copy of this resolution, together with the attachments thereto, shall be placed on file in the office of the BOCES Clerk where the same shall be available for public inspection during regular business hours. The BOCES Clerk is hereby directed to provide a certified copy of this resolution to the Authority on or prior to the date of issuance of the Bonds.

Section 10. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Sandra Ruffo VOTING Yes

David Hawley VOTING Yes

Nick Matyas VOTING Yes

Peter Nowacki VOTING Yes

Michelle Noyes VOTING Yes

Michon Stuart VOTING Yes

The resolution was thereupon declared duly adopted.

CERTIFICATION FORM

STATE OF NEW YORK)
) ss.:
COUNTY OF BROOME)

I, the undersigned Clerk of the Board of Cooperative Educational Services of the Sole Supervisory District of Broome, Tioga and Delaware Counties, New York (the "Issuer"), DO HEREBY CERTIFY:

1. That a meeting of the Issuer was duly called, held and conducted on November 19, 2025.
2. That such meeting was a **special regular** (circle one) meeting.
3. That attached hereto is a proceeding of the Issuer which was duly adopted at such meeting by the Board of the Issuer.
4. That such attachment constitutes a true and correct copy of the entirety of such proceeding as so adopted by said Board.
5. That all members of the Board of the Issuer had due notice of said meeting.
6. That said meeting was open to the general public in accordance with Section 103 of the Public Officers Law, commonly referred to as the "Open Meetings Law".
7. That notice of said meeting (*the meeting at which the proceeding was adopted*) was caused to be given **PRIOR THERETO** in the following manner:

PUBLICATION Broome-Tioga BOCES website. Notice of Meeting emails sent to
Town of Dickinson, Press Connects, Fox 40 on Thursday, November
13, 2025.

POSTING Broome-Tioga BOCES website beginning November 13, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Issuer
this ____ day of November, 2025.

(CORPORATE SEAL)



BOCES Clerk

Exhibit A

Description of the Project

The proceeds from the Bonds will be used to finance the Project which includes the following: (i) the construction of improvements and additions to and reconstruction and renovation of certain buildings, facilities and sites at the Glenwood Road Campus at 435 Glenwood Road in Binghamton, New York, including original furnishings, equipment, machinery, apparatus, appurtenances, site improvements and incidental improvements and expenses in connection therewith financed by the Bonds for a rental payment pursuant to the terms of the Agreement of Lease; and (ii) the lease back of the Facilities by the Authority to the BOCES for rental payments consisting of the debt service on the Bonds and certain other amounts pursuant to the terms of the Lease and Agreement, including original equipment, machinery, apparatus, appurtenances, site improvements and incidental improvements and expenses in connection therewith, (ii) the funding of a Debt Service Reserve Fund, (iii) the financing of certain costs of issuance relating to the issuance of the Bonds, and (iv) the financing of capitalized interest with respect to the Project. The BOCES Campus building subject to this financing for improvements is the Leslie F. Distin Educators Center and Instructional Support Center, located at 435 Glenwood Road in Binghamton, New York 13905. The Bonds are expected to be issued in a par amount of \$40,000,000.



Michelle Hans, District Superintendent Executive Assistant/Clerk of the Board
435 Glenwood Road, Binghamton, NY 13905-1699
(607) 766-3802 FAX: (607) 763-3691

November 21, 2024

**BROOME TIOGA BOCES (BT BOCES) BOARD OF EDUCATION
ISSUING AN AMENDED NEGATIVE DECLARATION FOR THE ENVIRONMENTAL IMPACT REVIEW FOR
THE 2023 BT BOCES CAPITAL IMPROVEMENT PROJECT**

At the meeting of the Broome-Tioga BOCES ("BT BOCES" and the "Lead Agency") Board of Education (the "BOE") held November 20, 2024, Board Member David Hawley moved adoption of the following resolution; Board Member Linda Gretz seconded the motion and was passed.

WHEREAS, in October of 2023, the BT BOCES BOE issued a negative declaration for the original 2023 project scope for the 2023 BT BOCES Capital Improvement Project, which was classified as a Type I Action.

WHEREAS, in the 2023 project scope, BT BOCES (the "Applicant") was moving forward with the purchase of Tax Parcel 128.17-1-5 but was still evaluating two potential sites for the proposed Maintenance Building. Site A would be located across the street from Glenwood Road; whereas, Site B would be located on Tax Parcel 128.17-1-5, where the existing residence would be demolished. After evaluating both sites, the Applicant settled on Site B for the proposed Maintenance building site; and

WHEREAS, the 2024 Project scope has been updated to reflect this and other scope changes.

WHEREAS, BT BOCES is now seeking to develop a new +/- 17,000-sf Maintenance building, a new +/- 4,800-sf Trades building, as well as a new +/- 80,000-gsf (2-story total) addition and capital improvements to the existing BT BOCES Education Center building (the "Project"), on an approximately 69-acre site (Tax Parcels 128.17-1-4, 128.17-1-6, and 128.17-1-5), located at 435 Glenwood Road in the Town of Dickinson, Broome County, New York. The Project is proposing to demolish the existing 409 Glenwood Road residence and replace it with 5 bus spaces on Tax Parcel 128.17-1-5. The proposed Maintenance building, as well as its anticipated project components, including a new parking area with approximately 45 spaces, 3 vehicle maintenance bays, 2 loading dock bays, 5 overhead doors (3 for vehicle repair and 2 for the loading dock), and truck turnaround, would be located on Tax Parcel 128.17-1-4. Access to the proposed Maintenance building site would be created by widening the existing driveway along Glenwood Road. A second internal entrance would be provided from the parking lot on the western side of the proposed Maintenance building to the existing BT BOCES parking lot to the north. Anticipated project components for the proposed Trades building include parking for construction vehicles, a ground solar array, pavement and extension of the existing dirt road. The Project would have one entrance from the Trades building to the BT BOCES campus. Capital improvements to the existing BT BOCES Education Center would include the demolitions of both the existing Animal Sciences and existing Maintenance buildings for the new addition, and include campus bus loop, street and parking improvements; and

WHEREAS, based on the latest site designs, the proposed Maintenance building would now be located on Tax Parcels 128.17-1-4 with associated site improvements on Tax Parcels 128.17-1-4 and 128.17-1-5, and would require the demolition of the existing building at 409 Glenwood Road (Tax parcel 128.17-1-5); and

WHEREAS, the 409 Glenwood Road property is eligible for inclusion on the State and National Registers of Historic Places, as it is characterized as a late nineteenth to early twentieth century, two-story ashlar residence in the Victorian architectural tradition. As such, SHPO determined the demolition of 409 Glenwood Road would result in an Adverse Impact to the eligible historic resource; and

WHEREAS, the involved agencies and the Applicant have consulted with the OPRHP in accordance with Section 14.09 of the Parks, Recreation and Historic Preservation Law ("NYS PRHP") enacted by the New York State Historic Preservation Act of 1980. The Applicant analyzed alternatives to the Project which would avoid adverse impacts to 409 Glenwood Road in an Alternative Analysis Report and concluded that there were no prudent and feasible alternatives to the Project as proposed. The NYSOPRHP by letter dated June 27, 2024, concurred that there are no prudent and feasible alternatives which would avoid or minimize adverse impacts to 409 Glenwood Road. An agreement between NYSOPRHP and the Applicant was made that appropriate mitigation measures would be taken to properly document the 409 Glenwood Residence, as stated in the Alternative Analysis Report. The mitigation plan would include documenting the building in accordance with the State Historic Structure Documentation Standards, and the architectural salvage of significant features of the building where viable

WHEREAS, in accordance with Section 14.09, a letter of resolution (LOR) stating the mitigation measures was prepared by the Applicant and approved and signed by NYSOPRHP. The LOR included stipulations that state that the Applicant will conduct a full historic survey and photo documentation of the building and its contextual setting in accordance with State Historic Structure Documentation Standards and submit a Structural Documentation Report to OPRHP.

WHEREAS, the Applicant has already conducted a full historic survey and photo documentation of the building and its contextual setting in accordance with State Historic Structure Documentation Standards and submitted a Structural Documentation Report to NYSOPRHP. The Structural Documentation Report will only be approved by NYSOPRHP after the LOR is signed by all involved agencies. The LOR has been sent to the other involved agencies such as the Applicant, DASNY and NYSDEC. The Applicant and NYSOPRHP have signed the LOR; DASNY and DEC have yet to sign, however coordination is in-progress to attain their signatures.

WHEREAS, the Project's SEQRA findings has been updated to reflect changes to the 2024 scope and site plan, as well as the results of 2024 NYSOPRHP consultation as described in the findings narrative attached to this resolution; and

WHEREAS, after analyzing the October 2024 SEQRA findings narrative (Amended Part 3 narrative) for this Project and the previous environmental review record (including Parts 1,2, and 3 of the October 2023 Environmental Assessment Form), the BT BOCES seeks to issue an amended Negative Declaration in compliance with 6 NYCRR §617.7 (e) (1) (i-iii).

NOW THEREFORE BE IT RESOLVED,

1. BT BOCES, as Lead Agency, hereby accepts the October 2024 SEQRA findings narrative.

2. BT BOCES has thoroughly reviewed the Environmental Record prepared for this Project, including the original 2023 SEQRA record prepared for this project (including the prior Environmental Assessment Form Parts 1, 2, and 3) and the SEQRA findings narrative.

3. BT BOCES has considered significance of any potential environmental impacts according to the criteria set forth in 6 NYCRR § 617.7(c); and has thoroughly analyzed the identified areas of relevant environmental concern. Based on its review of the Project's entire environmental record, including the October 2024 SEQRA findings narrative, BT BOCES has determined that the Project would not result in any significant adverse impacts and will abide by the mitigation measures as instructed by NYSOPRHP. BT BOCES, therefore, issues an amended Negative Declaration pursuant to 6 N.Y.C.R.R. § 617.7 (e)(1)(i-iii).

Sandra Ruffo – Yes; David Hawley – Yes; Linda Gretz – Yes; Nick Matyas – Yes; Peter Nowacki – Yes; William Powell – yes; Michon Stuart - yes

STATE OF NEW YORK:
COUNTY OF BROOME:

ss

I, Michelle Hans, Clerk of the Broome-Tioga BOCES Board of Education, of the County of Broome, New York, DO HEREBY CERTIFY that I have compared the foregoing resolution duly adopted by the BT BOCES BOE on the 20th day of November, 2024, with the original thereof now on file in my office, and the same is a correct and true copy of said resolution and of the whole thereof.

DATED November 20, 2024

(SEAL)



Michelle Hans, Clerk of the Board, Broome-Tioga BOCES

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):		
nts. The project is funded by a grant from the DASNY. The project site is within both the Residential (R-1) and Residential (R-M) zoning districts.		
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. <i>i.</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 <i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>iii.</i> 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: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> 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)? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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?	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

According to the DEC ERM mapper, there is a mapped DEC Class C (931-141) stream located to the southeast of the project site. A wetland and stream delineation is currently in progress for the southeastern area of the project site, to determine whether or not the Maintenance Building is within a potential wetland area.

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 ☐

Water and wastewater demand will not increase by the proposed action. The estimated student enrollment will be 350 (approx.) students over 10 years (so assume 35 students per year) which is approx. 600 gal/ day increase from the current use. This calculation is for when school is in session.

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
<p>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):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>_____</p>	
<p>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)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <p>_____</p> <ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No 	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>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) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ 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 Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • 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>Maintenance bldg: 275-gal AST would be removed and relocated from current Maintenance building site to inside new Maintenance building (either Site A or Site B).</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>The proposed action is institutional in nature.</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 Site A or Site B)
 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. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	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: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p> <p>_____</p>	
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Yes – Spills Incidents database</p> <p><input type="checkbox"/> Yes – Environmental Site Remediation database</p> <p><input type="checkbox"/> Neither database</p> </div> <div style="width: 50%;"> <p>Provide DEC ID number(s): _____</p> <p>Provide DEC ID number(s): _____</p> </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p>	2004918

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>_____ %</div> </div>	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site </div>	
f. Approximate proportion of proposed action site with slopes: <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site </div>	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____ _____	
h. Surface water features. <div style="display: flex; justify-content: space-between;"> <div>i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?</div> <div><input type="checkbox"/> Yes <input type="checkbox"/> No</div> </div> <div style="display: flex; justify-content: space-between;"> <div>ii. Do any wetlands or other waterbodies adjoin the project site?</div> <div><input type="checkbox"/> Yes <input type="checkbox"/> No</div> </div> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <div style="display: flex; justify-content: space-between;"> <div>iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?</div> <div><input type="checkbox"/> Yes <input type="checkbox"/> No</div> </div> iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>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</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>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</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. 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 If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
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
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
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 If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
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 If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

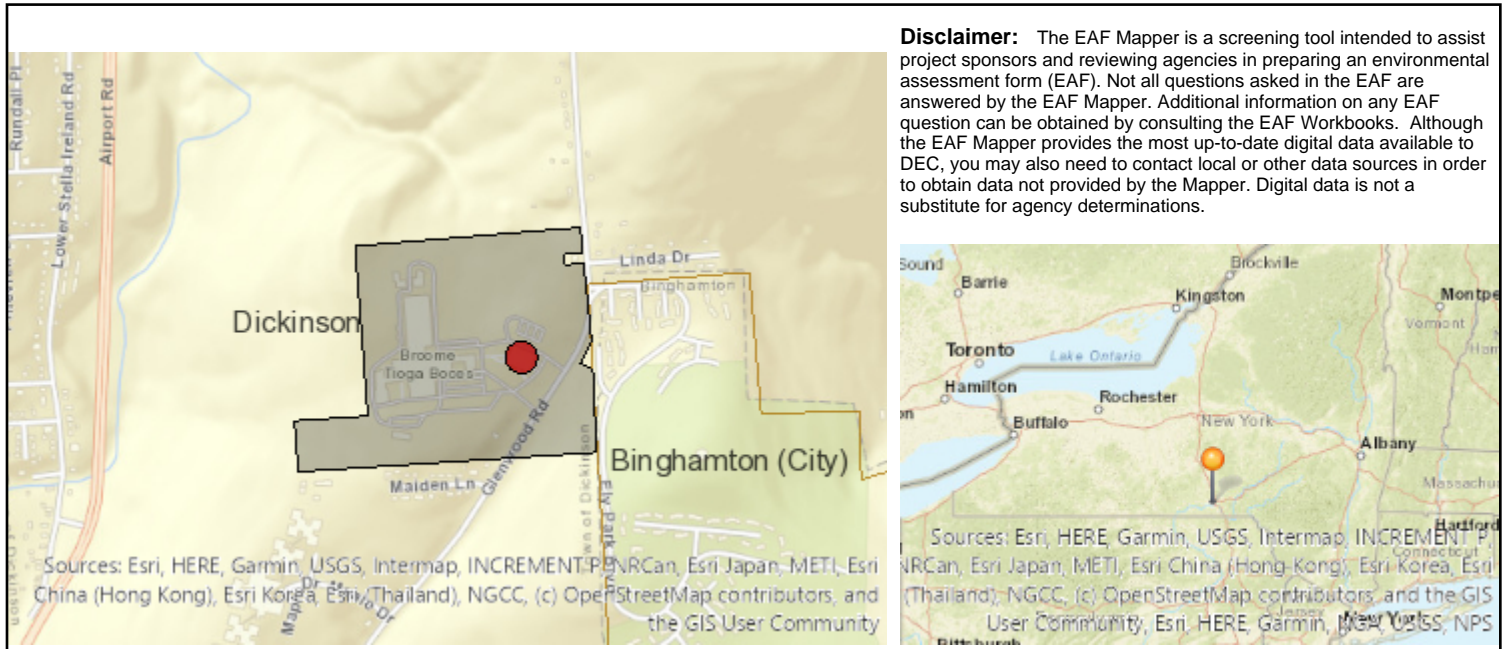
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature Michelle Yang Title _____



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
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 Major Basins: Upper Susquehanna
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]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00298
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
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.iv [Surface Water Features - Stream Name]	931-141
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
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]	Sole Source Aquifer Names:Clinton Street Ballpark 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]	No
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]	No
E.3.i. [Designated River Corridor]	No



New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

September 29, 2023

Joanna Oliver
Environmental Manager
DASNY
28 Liberty Street, 55 Floor
New York, NY 10005-1445

Re: DASNY/NYSDEC/SED
Broome Tioga (BT) BOCES 2023 CIP
435 Glenwood Rd, Binghamton, NY 13905
23PR07740

Dear Joanna Oliver:

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 State 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 (6 NYCRR § 617).

We note the BOCES buildings located at 435 Glenwood Road have been determined Not Eligible for listing in the State and National Registers of Historic Places (S/NRHP). The project site surrounds the S/NRHP-eligible 409 Glenwood Road. We have reviewed the project C that the proposed new buildings, additions, and sitework, as described, will have No Adverse Impact on historic and archaeological resources, provided the following conditions are met:

1. We understand the residence located at 409 Glenwood Road may be purchased. If purchased, our office requests continued consultation for any potential work taking place, including mothballing or demolition.
2. Keep as much as is feasible of the existing vegetation located throughout the complex, especially the vegetation located around 409 Glenwood Road to maintain the visual buffer provided by the vegetation.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Sara McIvor
Historic Site Restoration Coordinator
518-268-2127 | sara.mcivor@parks.ny.gov

Cc: C. Vandrei – NYSDEC
K. Prabhakaran – Labella Associates

J. Ferguson – NYSDEC S. Madison – SED

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) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</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 involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	Moderate Impact <input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/> Small Impact	<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"/> Moderate Impact		
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"/> Small Impact	<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"/> Small Impact	<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"/> Small Impact	<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"/> Small Impact	<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. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</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 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"/> Small Impact	<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. (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</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 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"/> Small Impact	<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. <input type="checkbox"/> NO <input type="checkbox"/> YES (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>			
	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.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>			
	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	Small Impact <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	Small Impact <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"/> Large Impact
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"/> Large Impact
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.

☐ NO

☐ YES

(See Part 1. D.2.j)

If “Yes”, answer questions a - f. If “No”, go to Section 14.

	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.

☐ NO

☐ YES

(See Part 1. D.2.k)

If “Yes”, answer questions a - e. If “No”, go to Section 15.

	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.

☐ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

If “Yes”, answer questions a - f. If “No”, go to Section 16.

	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"/> Small Impact	<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.)

☐ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	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"/> Small Impact	<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"/>

BROOME TIOGA (BT) BOCES 2023 CAPITAL IMPROVEMENT PROJECT

FULL ENVIRONMENTAL ASSESSMENT FORM (EAF)

AMENDED PART 3 NARRATIVE

PROJECT DESCRIPTION

Broome Tioga (BT) BOCES Board of Education (the "BOE" or "Lead Agency") conducted an environmental review pursuant to SEQRA for the 2023 Capital Improvement Project (the "Project"). On October 11, 2023, the BT BOCES BOE reviewed the 2023 updated FEAF Part 1 form¹, FEAF Part 2 and 3 forms, and Part 3 narrative, and issued a negative declaration for the 2023 BT BOCES Capital Improvement Project, which was classified as a Type I Action.

The previous 2023 project scope included the following:

BT BOCES (the "Applicant") is seeking to develop a new +/- 20,000-sf Maintenance building, a new +/- 4,800-sf Trades building, as well as capital improvements to the existing BT BOCES Education Center building (the "project"), on an approximately 69-acre site (Tax Parcels 128.17-1-4, 128.17-1-6, and 128.17-1-5), located at 435 Glenwood Road in the Town of Dickinson, Broome County, New York. The Applicant is moving forward with the purchase of Tax Parcel 128.17-1-5. Anticipated project components include a new parking area with approximately 45 spaces, 5 bus spaces, 1 loading dock with 3 entry bays, truck turnaround, and bus parking at the proposed Maintenance Building; and also include parking for construction vehicles, a ground solar array, and pavement and extension of the existing dirt road to the new Trades building site. Capital improvements to the existing BT BOCES Education Center would include a +/- 80,000-gsf (2 story total) addition, bus loop improvements as well as campus street and parking improvements. The project is funded by a grant from the Dormitory Authority of the State of New York (DASNY). The project site is within both the Residential (R-1) and Residential (R-M) zoning districts. Additionally, the proposed action would no longer include a new access road to the Trades building site; the Applicant would only pave the existing dirt road and extend it to the proposed Trades building site.

At the time of the October 2023 SEQR submittal, BT BOCES was moving forward with the purchase of Tax Parcel 128.17-1-5 but was still evaluating two potential sites for the proposed Maintenance Building. Site A would be located across the street from Glenwood Road, whereas, Site B would be located on Tax Parcel 128.17-1-5, where the existing 409 Glenwood Road residence would be demolished. Site A would have two entrances from Glenwood Road, whereas Site B would have one entrance from Glenwood Road and a second entrance from the BT BOCES campus.

¹ It should be noted that the October 2023 updated FEAF Part 1 form encapsulated scope updates that had occurred since the original FEAF Part 1 was circulated to all of the agencies on September 8, 2023. The October 2023 scope updates included an updated project description, updated historic resource section, updated bulk petroleum tank section, updated spills section, and new end pages that include all three parcels.

In 2024, after evaluating both sites for the proposed Maintenance building, the Applicant settled on Site B, where the existing 409 Glenwood Road residence would be demolished and the proposed Maintenance building would now be located on Tax Parcel 128.17-1-4, with associated site improvements on Tax Parcels 128.17-1-4 and 128.17-1-5.

The current 2024 project scope includes the following changes:

- The proposed Maintenance building is now +/- 17,000-sf instead of +/- 20,000-sf.
- The Applicant purchased Tax Parcel 128.17-1-5.
- The Project will demolish the existing residence at 409 Glenwood Road and replace it with 5 bus spaces on Tax Parcel 128.17-1-5; and, the proposed Maintenance building, new parking area with approximately 45 spaces, 3 vehicle maintenance bays, 2 loading dock bays, 5 overhead doors (3 for vehicle repair and 2 for the loading dock), and truck turnaround are located on Tax Parcel 128.17-1-4.
- The demolition of the existing Animal Science building and the demolition of the existing Maintenance Building is required to build the proposed +/- 80,000-gsf addition to the existing BT BOCES Education Center. This was not made clear in the 2023 project scope.
- Access to the proposed Maintenance building site will be created by widening the existing driveway along Glenwood Road. A second internal entrance will be provided from the parking lot on the western side of the proposed Maintenance building to the existing BT BOCES parking lot to the north. This was not made clear in the 2023 project scope, as only the access to the new Trades building was discussed.

PART 3: EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF PROJECT IMPACTS AND DETERMINATION OF SIGNIFICANCE

The BT BOCES BOE issues this narrative to document any update and amend its previous October 2023 SEQRA findings. The BT BOCES BOE has evaluated the proposed Project using the criteria for determining significance identified in 6 NYCRR § 617.7(c). Based upon an assessment of the magnitude and importance of potential impacts, small to large environmental impacts have been identified for the proposed action.

IMPACT ON LAND

The project may have moderate impacts on land. The project involves the construction a new +/- 17,000-sf Maintenance building, a new +/- 4,800-sf Trades building, a new +/- 80,000-gsf addition and capital improvements to the existing BT BOCES Education Center building as discussed above. The project site is within both the Residential (R-1) and Residential (R-M) zoning districts.

As noted above, BT BOCES has purchased Tax Parcel 128.17-1-5 and will be demolishing the existing 409 Glenwood residence as part of the proposed action.

Access to the proposed Maintenance building site will be created by widening the existing driveway along Glenwood Road. A second internal entrance will be provided from the parking lot on the western side of the proposed Maintenance building to the existing BT BOCES parking lot to the north.

Based on the USDA Web Soil Survey, the proposed Maintenance building site would not be located on steep slopes; however, the bus parking and truck turnaround may involve construction on slopes of 8-15%.

LaBella conducted a field survey with soil borings at the Site, on October 27, 2023 and January 18, 2024. The soil borings did not encounter bed rock and indicated dry soil, even at depths of 25+ feet.

The Project would be constructed in three (3) phases starting October 2024 with completion anticipated in July 2027. Construction would mainly occur during the summer months and during breaks when the BT BOCES is not in session. The construction schedule and occupancy for the new Maintenance building would determine the schedule for demolishing the existing Maintenance building. The demolition of the existing Animal Science building and the demolition of the existing Maintenance Building would coincide with the 2025-2026 school year but is dependent on BT BOCES schedule. Renovations of the existing Education Center space would be phased over a 2-year period.

As the project would create a total of approximately 8.2 acres of ground disturbance, a SPDES General Permit would be obtained and a SWPPP would be completed for the project site. These would ensure adequate erosion and sediment control measures are in place to mitigate any concerns with increased risk for erosion during construction. No significant adverse impacts to land have been identified as a result of the proposed project.

IMPACT ON SURFACE WATER

The project may have a small impact on surface water. As stated above, the project would create a total of approximately 8.2 acres of ground disturbance (including approximately 1.8 acres of tree and underbrush clearance), and therefore, may cause soil erosion. As a result, a SPDES General Permit is requested, a SWPPP would be completed for the site, and adequate erosion and sediment control measures would be designed for mitigation purposes.

The project will be designed with two bioretention ponds at the proposed Maintenance building site, to meet the water quality and quantity requirements of the Stormwater Pollution Prevention Plan as required by the NYSDEC. The bioretention ponds will be sized to provide adequate treatment of the water quality volume and will maintain or reduce the runoff rates in the post-construction conditions. A hot spot detention area has been designed to collect and store runoff from the salt shed and loading area. This detention area is an asphalt lined, shallow basin with an impermeable liner to allow water to escape via evaporation and prevent infiltration."

Based on a wetland delineation completed for the Project Site in 2023, there is one US Army Corps of Engineers (ACE) wetland and two USACE streams located within Tax Parcel 128.17-1-4. The wetland is composed of a +/-4.71-acre forested (PFO) wetland, +/-1.49-acre scrub shrub (PSS) wetland and a +/-3.19-acre emergent (PEM) wetland. The proposed +/- 80,000-gsf (2 story total) addition for the existing BT BOCES Education Center, would not impact this wetland.

Additionally, a separate wetland delineation was completed for the Project Site in 2023 for Tax Parcel 128.17-1-5 and an adjacent portion of Tax Parcel 128.17-1-4, for the proposed

Maintenance building site. These parcels contain an ephemeral ditch that will not be impacted by the proposed Maintenance building. Access to proposed Maintenance building site will be created by widening the existing driveway along Glenwood Road, so the project does not have to cross the drainage field.

Any stormwater discharges created as a result of the project would be directed towards stormwater management facilities post construction, in accordance with all applicable state/federal guidelines. Specifically, stormwater discharge from the Trades building would flow to existing swales which drain into an existing wetland on-site; and, stormwater discharge for the Maintenance building would drain towards Glenwood Road and be picked up by the existing swale.

There would be no impacts to on-site wetlands. It is anticipated that no significant adverse impacts to surface water have been identified as a result of the proposed project.

IMPACT ON GROUNDWATER

The project may have a small impact on groundwater. The project site is located over the Clinton Street Ballpark Sole Source Aquifer (SSA). The Proposed Project would require bulk storage of petroleum products over the Clinton Street SSA. Although a new 275-gallon tank would be placed at the proposed Maintenance building site, impacts to groundwater are not anticipated as soil borings did not encounter any bedrock and indicated dry soil, even at depths of 25+ feet.

To edit what was stated on page 8 of the FEA Part 1, there are only three existing aboveground storage tanks (ASTs) on the project site as opposed to four. As part of the proposed action, a 6,000-gallon tank, a 500-gallon tank, and a 275-gallon tank would be removed from the existing Maintenance building; and a new 275-gallon tank would be placed at the proposed Maintenance building site. It is anticipated that no significant adverse impacts to groundwater have been identified as a result of the proposed project.

IMPACT ON FLOODING

The project may have a small impact on flooding. The project site is in Zone C on community panel 360044B effective 1977, and therefore, is not located within a designated floodway, the 100-year floodplain, or the 500-year floodplain. The project may result in, or require, modification of existing drainage patterns. However, as discussed above, the Project would have a SPDES General Permit and a SWPPP for the project site to manage and mitigate stormwater runoff and drainage impacts during construction. It is anticipated that no significant adverse impacts to flooding have been identified as a result of the proposed project.

IMPACT ON AESTHETIC RESOURCES

The project may have a small impact on aesthetic resources. The proposed Maintenance building would be situated approximately 350-feet away from Glenwood Road. The proposed Maintenance building would provide ample setback as well as existing vegetative screening, which would block views of the building from Glenwood Road. Other areas of the Project would have sufficient setback or screening to impact any potential views.

Therefore, no significant adverse impacts to aesthetic resources have been identified as a result of the proposed project.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

The project would have a large impact on a historic resource but impacts to this resource would be mitigated pursuant to a coordinated plan with NYSOPRHP as discussed below. Of note, the project site is not located within an archaeologically sensitive area and the current BOCES campus buildings are not eligible for listing in the State and National Registers of Historic Places (S/NRHP). However, Tax Parcel 128.17-1-5 which contains 409 Glenwood Road (USN Number: 00706.000083), is eligible for inclusion on the State and National Registers of Historic Places. It is characterized as a late nineteenth to early twentieth century, two-story ashlar residence in the Victorian architectural tradition.

Based on the previous project scope submitted to NYSOPRHP via the Cultural Resource Information System (CRIS) portal in 2023, the project received a no effect letter with conditions from NYSOPRHP on September 29, 2023. This letter stated that if 409 Glenwood Road (Tax Parcel 128.17-1-5) is purchased, continued consultation with NYSOPRHP is required, for any potential work taking place, including demolition.

The Project is now proposing to demolish the existing residence at 409 Glenwood Road and replace it with 5 bus spaces on Tax Parcel 128.17-1-5. As such, further coordination with NYSOPRHP was required.

The Applicant has worked with NYSOPRHP to draft an Alternatives Analysis Report; and this analysis concluded that there were no prudent and feasible alternatives to the Project as proposed. A letter from NYSOPRHP dated June 27, 2024, concurred that the Alternatives Analysis Report adequately addressed all prudent and feasible alternatives as well as identified potential mitigation. NYSOPRHP's letter also stated that the demolition of the 409 Glenwood Road residence would constitute as an Adverse Impact to the eligible historic resource.

Subsequently, an agreement between NYSOPRHP and the Applicant was made that appropriate mitigation measures would be taken to properly document the 409 Glenwood Residence, as stated in the Alternatives Analysis Report. The mitigation plan includes documenting the building in accordance with the State Historic Structure Documentation Standards, and the architectural salvage of significant features of the building where viable. The salvaged items would include the wooden panels on the main staircase, casement windows in the enclosed patio and the fireplace and mantel.

In accordance with Section 14.09, a letter of resolution (LOR) was prepared by the Applicant and approved and signed by NYSOPRHP. The LOR was then sent to the other involved agencies such as the Applicant, DASNY and NYSDEC. The Applicant has also signed the LOR and submitted it back to NYSOPRHP. NYSOPRHP is still awaiting DASNY and DEC's signatures on the LOR, and coordination to obtain their signatures is in-progress. It is anticipated that all required signatures will be obtained.

The LOR includes stipulations stating that the Applicant will conduct a full historic survey, provide photo documentation of the building and its contextual setting in accordance with

State Historic Structure Documentation Standards, and submit a Structural Documentation Report to NYSOPRHP.

It should be noted that the Applicant has already conducted a full historic survey and obtained photo documentation of the building and its contextual setting in accordance with State Historic Structure Documentation Standards and submitted a Structural Documentation Report to NYSOPRHP. The Structural Documentation Report will only be approved by NYSOPRHP after the LOR is signed by all involved agencies.

The LOR also states that the Applicant will contact and reach out to salvage companies via phone and/or email, and all correspondence with salvage companies (phone or email), regardless of their interest, will be recorded and submitted to OPRHP as a record of due diligence. Per NYSOPRHP, if any of the salvageable items contain ACM, it is acceptable that those specific parts are not salvaged. Regardless of interest, all Applicant outreach to salvage companies shall be sent to NYSOPRHP for records of due diligence.

At this time, the Applicant has contacted three salvage companies and two local historical societies regarding the salvageable items and will provide all correspondence to NYSOPRHP accordingly.

IMPACTS ON NOISE AND LIGHT

The project could create small temporary noise impacts due to construction activities as well as some elevated temporary noise levels during school days when the proposed buildings are operational. Backup beepers on trucks, operating work vehicles, equipment transport and installation, and other related activities would likely produce above average noise levels at the project site during construction (from 7am to 10pm Mondays to Saturdays and from 9am to 10pm on Sundays and Holidays). Any construction-related noise impacts would be short in duration based on these types of activities.

Once the new buildings are operational, the overall ambient noise levels on the BT BOCES campus from 6:30am to 5pm from Monday to Friday would not be significantly greater than or in sharp contrast to the existing noise levels on the project site.

Additionally, all proposed buildings would have adequate lighting for safety. The project is proposing four, +/- 15-foot light poles at the new Maintenance building; these light poles would be downward facing and Dark Sky compliant. The foot candle measured at each property line would not exceed the maximum specified in the Town code.

Therefore, no significant adverse impacts to noise levels have been identified as a result of the proposed project.

IMPACTS ON HUMAN HEALTH

No remedial actions have taken place on the project site; however, there have been five spills according to DEC records:

- Spill 9006826 (BOCES-Glenwood Road) was recorded at 421 Upper Glenwood Road at the main BOCES building. An unknown amount of gasoline was spilled into the groundwater due to tank overfill from an institutional/educational source. The spill was closed by the NYSDEC on June 18, 1996.

- Spill 0465009 (BOCES) was recorded at 435 Glenwood Road. An unknown amount of an unknown petroleum spilled into the soil due to an unknown cause from an institutional/educational source. The spill was closed by the NYSDEC on July 10, 2007.
- Spill 1704872 (Broome Tioga BOCES Dispenser Sump) was recorded at 435 Glenwood Road. Approximately 0.08 gallons of gasoline spilled into an unknown resource due to housekeeping from an institutional/educational source. The spill was closed by the NYSDEC on September 1, 2017.
- Spill 1704874 (Broome Tioga BOCES Fill Port Catch Basin) was recorded at 435 Glenwood Road. Approximately 0.08 gallons of gasoline spilled into an unknown resource due to housekeeping from an institutional/educational source. The spill was closed by the NYSDEC on September 1, 2017.
- Spill 2004918 (Waste Oil Tank Secondary Containment Release) was recorded at located at 435 Glenwood Road. Approximately 30 gallons of waste oil/used oil spilled into the sewer due to human error from an institutional/educational source. The spill was closed by the NYSDEC on November 25, 2020.

The EAF mapper shows that there is one remedial site (V00298) located within 2,000 feet of the project site; however, the site, Broome Community College, located at 907 Upper Front Street, is over 1 mile to the northeast of the project site.

The project site is located within 2,000 feet of four closed spill sites. All four spill sites were closed between June of 1988 and 2020.

- Spill 8707603 (Broome Development Center) was recorded at Glenwood Road. An unknown amount of #2 fuel oil spilled into the groundwater due to tank test failure from an institutional/educational source. The spill was closed by the NYSDEC on June 10, 1988.
- Spill 8710784 (Glenwood Road) was recorded at Glenwood Road. An unknown amount of #2 fuel oil spilled into the groundwater due to tank test failure from an institutional/educational source. The spill was closed by the NYSDEC on June 10, 1988.
- Spill 9102106 (South Pier Trucking) was recorded at Glenwood Road Broome Development Center. Approximately two gallons of gasoline spilled into the soil due to tank overfill from a tank truck. The spill was closed by the NYSDEC on June 5, 1991.
- Spill 9611461 (Jose Rios residence) was recorded at 474 Glenwood Road. An unknown amount of #2 fuel oil spilled into the soil due to tank failure from a private dwelling. The spill was closed by the NYSDEC on June 18, 1997.

All of the above-mentioned spills are closed; therefore, no significant adverse impacts to human health have been identified as a result of the proposed project.

**LETTER OF RESOLUTION
BETWEEN
NEW YORK STATE OFFICE OF PARKS, RECREATION AND
HISTORIC PRESERVATION (OPRHP),
DORMITORY AUTHORITY OF THE STATE OF NEW YORK (DASNY),
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC),
AND
BROOME-TIOGA (BT) BOCES
REGARDING THE BT BOCES 2023 CAPITAL IMPROVEMENTS PROJECT
TOWN OF DICKINSON, BROOME COUNTY, NEW YORK
OPRHP# 23PR07740**

WHEREAS, the Broome Tioga BOCES (the “Applicant”) is seeking to develop a new +/- 20,000-sf Maintenance building, a new +/- 4,800-sf Trades building, as well as capital improvements to the existing BT BOCES Education Center building (the "Project"), on an approximately 69-acre site (Tax Parcels 128.17-1-4, 128.17-1-6, and 128.17-1-5), located at 435 Glenwood Road in the Town of Dickinson, Broome County, New York.

WHEREAS, the proposed Maintenance building will be located on Tax Parcels 128.17-1-4 and 128.17-1-5 and will require the demolition of the existing building at 409 Glenwood Road (tax parcel 128.17-1-5). The project will replace the existing building at 409 Glenwood Road with a new parking area with approximately 45 spaces, 5 bus spaces, 1 loading dock with 2 entry bays, 3 overhead doors at vehicle repair area, truck turnaround, and bus parking for the proposed Maintenance Building; and

WHEREAS, DASNY will be involved in administering funding associated with the Project; and

WHEREAS, BT BOCES is the Applicant and Project Sponsor, and will be involved in administering budget appropriations associated with the Project as well as the construction of the Project; and

WHEREAS, NYSDEC will be involved in providing a State Pollutant Discharge Elimination System (SPDES) General Permit for the Project; and

WHEREAS, the 409 Glenwood Road property is eligible for inclusion on the State and National Registers of Historic Places, as it is characterized as a late nineteenth to early twentieth century, two-story ashlar residence in the Victorian architectural tradition; and

WHEREAS, the involved agencies and the Applicant have consulted with the OPRHP in accordance with Section 14.09 of the Parks, Recreation and Historic Preservation Law (“NYSPRHPL”) enacted by the New York State Historic Preservation Act of 1980; and

WHEREAS, the Applicant analyzed alternatives to the Project which would avoid adverse impacts to 409 Glenwood Road, and such analysis concluded that there were no prudent and feasible alternatives to the Project as proposed; and

WHEREAS, the OPRHP by letter dated June 27, 2024, concurred that there are no prudent and feasible alternatives which would avoid or minimize adverse impacts to 409 Glenwood Road; and

NOW, THEREFORE, in accordance with Section 14.09, DASNY, NYSDEC, BT BOCES, and OPRHP agree that the Project shall be implemented in accordance with the following stipulations to take into account the impact of the Project on historic properties.

STIPULATIONS

BT BOCES (the Applicant and Project Sponsor) will ensure that the following measures are carried out:

1. The Project Sponsor will conduct a full historic survey and photo documentation of the building and its contextual setting in accordance with State Historic Structure Documentation Standards (Exhibit A) and submit a Structural Documentation Report to OPRHP. The Applicant, or their consultant will submit one (1) digital copy of the report to the OPRHP's on-line Cultural Resource Information System (CRIS).
2. The Applicant will contact and reach out to salvage companies via phone and/or email, for interest in the salvageable items as outlined in the Alternatives Analysis Report. All correspondence with salvage companies (phone or email), regardless of their interest, will be recorded and submitted to OPRHP as a record of due diligence.
 - a. If any of the salvageable items contain ACM, it is acceptable that those specific parts are not salvaged.
 - b. Interested salvage companies may begin to pick up salvageable items after any asbestos containing material (ACM) has been removed.
 - c. The Applicant and the interested salvage companies will negotiate who will be the responsible entity for dismantling and picking up the salvageable items.
 - d. If no interest is shown regarding the salvageable items, the Applicant will have completed their due diligence, and none of the salvageable items will need to be saved. Regardless of interest, all Public Sponsor outreach to salvage companies shall be sent to OPRHP for records of due diligence.

Other Terms and Conditions:

1. Modifications, amendments, or termination of this agreement as necessary shall be accomplished by the signatories in the same manner as the original agreement.
2. Disputes regarding the completion of the terms of this agreement shall be resolved by the signatories.
3. This Agreement may be amended to add other State agencies as parties if it is subsequently determined they also have jurisdiction for this undertaking.
4. Any amendment must be agreed upon in writing by all parties to this agreement.
5. This LOR will expire if the undertaking is not completed within five (5) years from the date of effect. The duration of this LOR may be extended only upon approval of all signatories.

This LOR shall take effect on the date it is signed by the last signatory and will remain in effect until the Stipulations set forth herein have been met.

SIGNATURES (4 PAGES) TO FOLLOW

NEW YORK STATE OFFICE OF PARKS, RECREATION & HISTORIC PRESERVATION

Signature:

RDZ

Date:

8/26/21

Name:

R. DANIEL Mackay

Title:

Deputy Commissioner for Historic Preservation

DORMITORY AUTHORITY OF THE STATE OF NEW YORK (DASNY)

Signature:  _____

Date: November 20, 2024

Name: Robert S. Derico, R.A.

Title: Director, Office of Environmental Affairs

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC)

Signature: Peter Reuben

Digitally signed by Peter
Reuben
Date: 2024.12.13 09:31:10
+05'00'

Date: 12/13/2024

Name: Peter Reuben

Title: Director

BROOME-TIOGA (BT) BOCES (APPLICANT AND PROJECT SPONSOR)

Signature: Rebecca Stone

Date: 09/09/2024

Name: Rebecca Stone

Title: Superintendent



3/15/2024

SHPO Property Documentation

The photographic and historical documentation of a historic property to be demolished, relocated, or substantially altered is standard practice in the field of historic preservation, and is intended to provide a record of the property in perpetuity as mitigation for adverse impacts. Federal documentation guidelines are provided under the Historic American Building Survey/Historic American Engineering Record/Historic American Landscape Survey (HABS/HAER/HALS) program. This sheet provides state-level guidance for producing digital and hard-copy documentation reports to be held by our office (the State Historic Preservation Office/SHPO) and by the New York State Archives. Historic properties should be documented using the following guidelines, and SHPO may recommend

Photographs*

- Photographs should be clear, well composed, and should provide an accurate visual representation of the property and its significant features. Submit as many photographs as needed to depict the current condition and character-defining features of the property.
- Digital photographs should be taken using a ten (10) megapixel or greater digital SLR camera.
- Images should be saved in Tag Image File format (TIFF) or RAW format images. This allows for the best image resolution. RGB color digital TIFFs are preferred.
- Selected images for the documentation package should be sized as follows: one to three 8x10-inch views of the overall property. Sufficient 5x7-inch supplemental images to fully document the present condition of all aspects of the property (important site features, all façade elevations, major architectural features and details, and representative views of the interior spaces).
- Historical photos (if available) depicting the property should be sized at 5x7-inch size and included in the documentation.
- Each photograph must be numbered, and that number must correspond to the photograph number on an accompanying Photo Log or Key. For simplicity, the name of the photographer, photo date, etc. may be listed once on the Photo Log or Key and doesn't need to be labeled on every photograph.
- At a minimum, photographic labels must include the following information: Photograph number, name or address of the property, date photograph was taken, and the county the property is located in.

Historical Narrative**

A narrative description should be prepared and should include the relevant historical context, a discussion of the development and construction history of the property, and a summary of the property's historical significance. Copies of primary source documentation (such as historic photographs, archival records, original architectural plans, and maps), if available, should be included, appropriately labeled, and referenced in the narrative text (e.g., Figure 1, Figure 2).

Plans/Drawings***

Copies of existing recent or current construction plans, if available, should be included (digital).

Final Report

A digital copy of the report will be submitted to CRIS. **Completed documentation reports are to be submitted prior to demolition/relocation/renovations.**



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

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner *Pro Tempore*

December 16, 2024

Joanna Oliver
DASNY
28 Liberty Street
55 Floor
New York, NY 10005-1445

Re: DASNY
Broome Tioga (BT) BOCES 2023 CIP
435 Glenwood Rd, Binghamton, NY 13905
23PR07740

Dear Joanna Oliver:

Thank you for continuing to consult with 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 State 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.

We have reviewed the Structure Documentation Report dated July 2024, and the email and phone call correspondence documentation regarding salvage efforts for historic finishes within 409 Glenwood Road, both sets of documents have fulfilled the requirements of Stipulations 1 and 2 in the project Letter of Resolution.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Sara McIvor
Historic Site Restoration Coordinator
518-268-2127 | sara.mcivor@parks.ny.gov

Cc: CRIS Project Contacts – Via Email