




DASNY

KATHY HOCHUL
Governor

LISA GOMEZ
Chair

Memorandum

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

FROM: Joanna Oliver, AICP, Environmental Manager 

DATE: April 8, 2024

RE: *State Environmental Quality Review (SEQR) Determination* for the Board of Cooperative Educational Services of the Sole Supervisory District of Orange and Ulster Counties (“Orange-Ulster 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 Orange and Ulster Counties (“Orange-Ulster 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 Update – Adoption of Documents* dated April 2, 2024, and supporting documentation completed by a representative of Orange-Ulster 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 \$158,825,054, 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 a negotiated offering on behalf of Orange-Ulster BOCES. The bond funds would be used for infrastructure improvements on two Orange-Ulster BOCES campuses (the “Proposed Project”). The locations of the Proposed Project include the Career and Technical Education Center and the Emanuel Axelrod Education Center on the Gibson Road Campus (53 Gibson Road), and the Arden Hill Campus (4 Harriman Drive), Goshen, Orange 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.

Orange-Ulster BOCES provides shared services to 17 component school districts in Orange and Ulster Counties in New York covering 838 square miles and serving approximately 40,000 students. On October 25, 2022, voters approved \$158,825,054 in financing for capital projects including:

Gibson Road Campus

- Axelrod Building – design and construction of a new main entrance with building addition and reconstruction of the plaza area. Building renovations including roof and window replacements, HVAC and electrical upgrades, door replacement, and interior renovations (no new classrooms);
- Career and Technical Education Center (“CTEC Building”) – Demolition of the 400 Building and the construction of an addition with 27 new classrooms, interior renovations, a new security entrance and loading dock additions;
- Site utilities including the replacement of water supply system components including the addition of an aboveground water storage tank and connections to the municipal sanitary system.

Arden Hill Campus

- Demolition of Buildings 2 and 3 and the construction of a building addition to the South Wing for a new gymnasium;
- Renovation of the third floor of the Main Building and North Wing into classrooms;
- Renovation of Building 1 into administration offices and vestibule addition;
- New parking areas and play areas with appurtenant stormwater management.

The BOCES Board of Education served as lead agency and conducted a coordinated *SEQR* environmental review of the Proposed Project (see attached Resolution and *SEQR* Negative Declaration Notice of Determination of Significance dated February 1, 2022). 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*”). It is the opinion of DASNY that

¹ 6 *NYCRR* § 617.6(b)(3)(iii).

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

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



DASNY

SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

Date: April 8, 2024
Project Applicant: Board of Cooperative Educational Services of the Sole Supervisory District of Orange and Ulster Counties (“Orange-Ulster BOCES”)
Project Name: Master BOCES Program Lease Revenue Bonds Project
Program: BOCES Program
Project Location: Gibson Road Campus and the Arden Hill Campus, Goshen Orange 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 renovation and infrastructure improvements on two BOCES campuses, and the construction of gymnasiums/auditoriums and classroom additions (the “Proposed Project”) as noted below:

Gibson Road Campus: *Axelrod Building* – design and construction of a new main entrance with building addition and reconstruction of the plaza area. Building renovations including roof and window replacements, HVAC and electrical upgrades, door replacement, and interior renovations (no new classrooms); *Career and Technical Education Center (“CTEC Building”)* – Demolition of the 400 Building and the construction of an addition with 27 new classrooms, interior renovations, a new security entrance and loading dock additions; Site utilities including the replacement of water supply system components including the addition of an aboveground water storage tank and connections to the municipal sanitary system.

Arden Hill Campus: Demolition of Buildings 2 and 3 and the construction of a building addition to the South Wing for a new gymnasium; Renovation of the third floor of the Main Building and North Wing into classrooms; Renovation of Building 1 into administration offices and vestibule addition; New parking areas and play areas with appurtenant stormwater management.

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

The replacement of infrastructure is needed on the campuses for the continued use of educational services. The construction of gymnasiums/classrooms would allow for more class offerings and community use of the facilities. 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”)

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.

- 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 Orange-Ulster BOCES are fully developed educational campuses.

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 Orange-Ulster BOCES project would have no adverse impact on historical or cultural resources in or eligible for inclusion in the S/NR. Furthermore, no significant adverse impacts to agricultural lands, forests, surface and groundwater, air quality, recreation and open space, or scenic areas are anticipated as a result of the Proposed Project. 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 campuses 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

Orange-Ulster BOCES would continue to provide educational programs and services; it does not provide transportation.

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

The Board of Education of the BOCES conducted public meetings and a successful referendum on the Proposed Project on October 25, 2022. 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 strengthen the communities by continuing to provide services and programs to the counties at the existing locations. 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 Orange-Ulster 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 existing, operational, educational facilities. This criterion is not relevant to the Proposed Project.

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.

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.



April 8, 2024

Signature/Date

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

Print Name and Title



Transaction Report Update – Adoption of Documents

Orange-Ulster BOCES – Master BOCES Program Lease Revenue Bonds

April 2, 2024

PROGRAM:

BOCES

PURPOSE:

New Money

NOT TO EXCEED AMOUNT:

\$158,825,054 (Aggregate)

\$15,140,216 (April 10, 2024
Adoption of Documents)

NOT TO EXCEED TERM:

31 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering

EXPECTED RATINGS:

Aa2/NR/NR

SECURITY:

Direct Intercept of State Aid
Pledge of public funds
Debt Service Reserve

Recent Information

The Board adopted a Resolution to Proceed for financings in the aggregate amount not to exceed \$158,825,054 at the January 10, 2024 Board meeting. Since that time:

- PACB approval was received on January 24, 2024.
- The SEQR review is anticipated to be complete on April 8, 2024
- As described in the Transaction Report, dated January 2, 2024, the multi-phase project has been split into seven phases, each requiring separate approvals from the New York State Education Department (SED). These approvals are expected to be received at various times in 2024, therefore, the Borrower has elected to finance these phases using multiple issuances.
- SED issued the Certificate of Approval of Plans and Specifications for the first three phases on the following dates:
 - Phase One: May 9, 2023
 - Phase Two: March 21, 2024
 - Phase Three: March 21, 2024.
- The total of the approved financing amounts for phases one through three is \$15,140,216.
- SED approvals for the remaining phases are expected later in 2024 and are not part of the adoption of documents at the April 10, 2024 Board meeting. Staff will return to the Board at a subsequent meeting to request the adoption of documents for the balance of the overall authorized not-to-exceed amount.

For additional information, reference the Transaction Report, dated January 2, 2024.

Recommendation

The Board is being asked to adopt the necessary documents for the Orange-Ulster BOCES issuance in an amount not to exceed \$15,140,216. Hodgson Russ LLP and Holley & Pearson-Farrer LLP (f/k/a Golden Holley James), co-bond counsel, will provide the Board with an overview of certain bond document provisions at the April 10, 2024 Board meeting.



Transaction Report – Resolution to Proceed

Orange-Ulster BOCES – Master BOCES Program Lease Revenue Bonds

January 2, 2024

PROGRAM:

BOCES

PURPOSE:

New Money

NOT TO EXCEED AMOUNT:

\$158,825,054

NOT TO EXCEED TERM:

31 Years

INTEREST RATE TYPE:

Fixed and/or Variable

BOND TAX STATUS:

Tax-Exempt and/or Taxable

SALE TYPE:

Negotiated Offering

EXPECTED RATINGS:

Aa2/NR/NR

SECURITY:

Direct Intercept of State Aid

Pledge of Public Funds

Debt Service Reserve

Proposed New Issue Overview

The Board is being asked to adopt a resolution to proceed for one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, in an amount not to exceed \$158,825,054, with maturities not to exceed 31 years, to be sold at one or more times, through negotiated offerings, on behalf of the Board of Cooperative Educational Services of the Sole Supervisory District of Orange and Ulster Counties, New York (“Orange-Ulster BOCES” or the “Borrower”)

Financing Team:

- Senior Manager – Roosevelt & Cross Incorporated
- Co-Bond Counsel – Hodgson Russ and Golden Holley James
- Underwriter’s Counsel – Trespasz & Marquardt, LLP

Purpose:

- Financing for capital projects at the Orange-Ulster BOCES campuses.

Security:

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

Description of the Bonds:

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

Financing Details:

- **New Money:** On October 25, 2022, voters approved \$158,825,054 in financing for capital projects at the Career and Technical Education Center (approximately \$67 million) and at the Emanuel Axelrod Education Center (approximately \$57 million), each on the Borrower’s Gibson Road Campus, as well as capital projects at the Arden Hill Campus (approximately \$35 million). Improvements include roof and window

replacements, HVAC and electrical upgrades, the replacements of interior and exterior doors, including secured entrances, and several other interior renovations. The projects will also construct approximately 27 additional classrooms and a new gymnasium. Site work will include a well water system, sanitary system replacement, sidewalk repair and replacement, and



the paving of driveways and parking lots. The Project has been split into seven separate phases, two at the Gibson Road Campus and five at the Arden Hill Campus, each requiring separate approvals from the New York State Education Department. The Borrower anticipates bifurcating the financing into two issuances, Series 2024A to fund phases one through three in the first half of 2024 and Series 2024B to fund phases four through seven in the second half of 2024.

- **Sources and Uses:** Overall, the Project will require a construction fund deposit of approximately \$158.8 million. Total financing costs, including the debt service reserve fund surety premium and the underwriter’s discount, are estimated at approximately \$2.0 million. Approximately \$152.1 million of bonds are estimated to be issued, along with approximately \$8.7 million in premium issuance.

<i>Sources of Funds:</i>	<i>2024A</i>	<i>2024B</i>	<i>Total</i>
Bond Proceeds			
Par Proceeds	\$ 16,355,000	\$ 135,745,000	\$ 152,100,000
Original Issue Premium	696,581	7,976,880	8,673,461
<i>Total Sources</i>	\$ 17,051,581	\$ 143,721,880	\$ 160,773,461
<i>Uses of Funds:</i>			
Project Fund Deposit	\$ 16,500,000	\$ 142,250,000	\$ 158,750,000
Costs of Issuance	439,165	625,144	1,064,308
DSRF Surety Premium	15,294	196,081	211,376
Underwriter's Discount	97,122	650,655	747,777
<i>Total Uses</i>	\$ 17,051,581	\$ 143,721,880	\$ 160,773,461

Approvals

PACB Approval (anticipated) – January 24, 2024

SEQR Filing (anticipated) – February 12, 2024

Program Overview

The ability to create a Board of Cooperative Educational Services (BOCES) was established in 1948 and is found in Section 1950 of the State Education Law. The legislation enables school districts to combine their resources to provide services that otherwise would be uneconomical, inefficient, or unavailable.

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

The number of school districts comprising an individual BOCES varies. In each case, the territory within which each BOCES operates encompasses the territory of its component school districts. A school district may decide to join an established BOCES by a vote of its board of education without voter approval. School districts may not withdraw from a BOCES and are obligated to pay their share of BOCES administrative expenses (including the “Rentals” due to DASNY under an applicable agreement). Rentals include amounts sufficient to pay principal and interest on the DASNY bonds as well as additional fees and expenses of DASNY and the Trustee.

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

Currently, there are 37 BOCES incorporating all but nine of the nearly 700 school districts in the State. BOCES membership is not available to the five large city school districts in the State: New York City, Buffalo, Rochester, Yonkers, and Syracuse.

Programs and Services:

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

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

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

Funding:

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

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

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

Security Provisions:

- Payment of the debt service on the bonds will be secured by a lease agreement (the "Lease") between the Borrower and DASNY and a debt service reserve fund and/or reserve fund facility equal to one-half maximum annual debt service. The Lease will be a general obligation of the Borrower. Under the Lease, the Borrower will pay annual Rentals and assign and pledge to DASNY a sufficient portion of public funds that are apportioned or otherwise payable to the Borrower for approved costs incurred during the prior year.
- Public Authorities Law section 1689 subdivision 10 authorizes a direct intercept mechanism under which the State Comptroller shall pay the public funds assigned by a BOCES directly to DASNY.
- Education Law §1950(5)(g) provides that the annual payments to be made by a BOCES to DASNY for the payments of rent for a BOCES educational facility constitute an administrative expense of the Borrower. Education Law §3609-d, which prescribes the amounts and dates on which money apportioned to BOCES is to be paid, further provides that any obligation of a board of cooperative educational services to the bond trustee of DASNY shall be paid per the applicable provisions of the Public Authorities Law.
- Pursuant to the mechanism contained in Public Authorities Law §1689(10), DASNY is required to certify annually to the Commissioner of Education a statement of all amounts due from the Borrower to DASNY. The Commissioner, in turn, is required to include in the certificate filed with the State Comptroller, a statement showing the amount owed to DASNY by the Borrower. The Comptroller is required to deduct the amount certified by the Commissioner as due to DASNY from the State Aid funds otherwise payable to the Borrower. The State Aid subject to intercept under this provision is not limited to the aid payable to the Borrower on account of administrative costs incurred under the Lease but rather encompasses any state funds to become due to

the Borrower. If such forms of State Aid are insufficient, each component school district would also be required to include its proportionate share of the lease payments in its budget and to pay such amount to the Borrower to make up for the shortfall.

Program Financing History:

Since 2001, DASNY has issued approximately \$478.0 million in bonds on behalf of various BOCES borrowers. As of September 30, 2023, \$116.4 million was outstanding. All BOCES borrowers have always met their obligations to DASNY on time and in full.

Borrower Overview

The Borrower for the proposed transaction is Orange-Ulster BOCES. Orange-Ulster BOCES provides shared services to 17 component school districts in Orange and Ulster Counties that cover approximately 838 square miles and serve approximately 40,000 students. The Borrower's main campus is the Amy Bull Crist Area Education Center located on Gibson Road in Goshen (the "Gibson Road Campus") and includes the Career and Technical Education Center and the Emanuel Axelrod Education Center. Services are also provided at the Regional Education Center at Arden Hill in Goshen (the "Arden Hill Campus") and the Newburgh Adult Learning Center located on the SUNY Orange campus in Newburgh. Orange-Ulster BOCES is governed by a seven-member Board elected by the boards of the component districts.

Programs and Services:

- **Special Education:** A spectrum of programs to support component districts with education for students with varied needs at Orange-Ulster BOCES campuses and within the local districts. Among the services provided are speech therapy, occupational therapy, physical therapy, and counseling.
- **Career and Technical Education:** Career preparation programs for high school students and adults to learn job skills through instruction and hands-on experience. Orange-Ulster BOCES offers approximately 11 career categories which include approximately 34 focused courses. Career and technical education categories include cosmetology and esthetics, construction careers, culinary arts, education, emergency services, environmental careers, health careers, science, technology, engineering, and math (STEM), transitional careers, transportation, and visual arts. cosmetology, culinary arts, digital media, nurse assisting, and more.
- **Instructional Support Services:** The Division of Instructional Support Services, provides support for teachers, librarians, and administrators as they prepare students to meet the New York State Learning Standards. Orange-Ulster BOCES provides support and opportunities for educators to meet national and statewide initiatives.

Borrower Financing History:

The proposed issuance will be the first DASNY bond issue on behalf of Orange-Ulster BOCES.

Summary

- Staff requests that the Board adopt a resolution to proceed on behalf of Orange-Ulster BOCES in an amount not to exceed \$158,825,054.

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

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

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: Additions & Renovations at Arden Hill and Gibson Road Sites, 2022		
Project Location (describe, and attach a general location map): Two Orange-Ulster BOCES Sites: Educational Center on Harriman Drive & Educational Center on Gibson Road, Goshen, Orange County, NY		
Brief Description of Proposed Action (include purpose or need): Each campus has multiple existing buildings and components proposed in the 2022 bond project. - Orange-Ulster BOCES Regional Educational Center - Arden Hill Campus: Building Addition to South Wing for Gymnasium (demolish existing standalone buildings 2&3); Renovation to third floor of Main Building and North Wing into classrooms; Renovation of Building 1 into administration offices and vestibule addition; Sitework – New parking areas and play areas with appurtenant stormwater management. - Amy Bull Crist Area Educational Center - Gibson Road Campus: Axelrod Building: New Main Entrance with Building Addition and Reconstruct Plaza Area; Renovations in building (no additional classrooms). CTEC Building: New Classroom Addition (demolish standalone 400 Building); New security entrance and loading dock additions; Renovations in building (no additional classrooms); Site Utilities – Replace aging components of the water supply system including adding an aboveground water storage tank and connection(s) to municipal sanitary system.		
Name of Applicant/Sponsor: Orange-Ulster Board of Cooperative Educational Services (BOCES)	Telephone: (845) 291-0100	E-Mail:
Address: 53 Gibson Road		
City/PO: Goshen	State: NY	Zip Code: 10924
Project Contact (if not same as sponsor; give name and title/role): Mark P. Coleman, Director of Operations	Telephone: (845) 291-0150	E-Mail: Mark.Coleman@ouboces.org
Address: Orange-Ulster BOCES, 53 Gibson Road		
City/PO: Goshen	State: NY	Zip Code: 10924
Property Owner (if not same as sponsor): Same	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, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Village of Goshen Building Inspector	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange County Department of Health - Water & Sewer Connections	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Orange-Ulster BOCES	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS Education Department - Building Permits	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" 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?
Arden Hill Campus: OBH, Office Building/Hospital (Village of Goshen)
Gibson Road Campus: RU Rural Residential (Town of Goshen)

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? Goshen Central SD

b. What police or other public protection forces serve the project site?
Town of Goshen PD

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

d. What parks serve the project site?
Myron Urbanski Memorial Park (Town & Village Park), 118 Craigville Rd; Salesian Park, Main Street; Audubon Nature Preserve, Station Rd.
Goose Pond Mountain State Park, Chester NY

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)? Educational institution

b. a. Total acreage of the site of the proposed action? Arden Hill Campus: 33ac Gibson Rd Campus: 80ac
b. Total acreage to be physically disturbed? +/- 4.4ac +/- 3.6ac
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 33ac 80ac

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)? % 14% or less Units: gross square feet

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: 12 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? Yes No
 If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures Project entails several building additions of varying sizes.
 ii. Dimensions (in feet) of largest proposed structure: 35 height; 100 width; and 125 length
 iii. Approximate extent of building space to be heated or cooled: 100% square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Project will involve site preparation, grading, installation of utilities and foundations where all excavated materials are expected to remain onsite. Extent of excavation and processes necessary for the construction are TBD.
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

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: TBD (minor increase to existing) gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Arden Hill Campus: Yes No
 If Yes:

- Name of district or service area: Village of Goshen Water
- 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: unknown gallons/minute.

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

i. Total anticipated liquid waste generation per day: TBD (minor increase to existing) 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): sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Arden Hill Campus: Yes No
 If Yes:

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

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface) Arden Hill Campus: +/- 0.3 Gibson Rd Campus: +/- 0.6ac
 _____ Square feet or _____ acres (parcel size) 33ac 80ac
- ii. Describe types of new point sources. roof drains
- 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)?
 stormwater to be directed to existing discharge locations on site
- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

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

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
TBD (minor increase to existing use)

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
existing power grid

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ approx. 7A to 4P • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ approx. 7A to 4P • Saturday: _____ • Sunday: _____ • Holidays: _____
---	--

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
TBD. New construction may have exterior lighting at the building to levels appropriate for personal safety.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ TBD tons per _____ (unit of time)
 • Operation : _____ TBD (minor increase) tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: waste minimization and recycling typical of modern construction practices

 • Operation: waste minimization and recycling practices currently employed at the site

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: removal to approved disposal site

 • Operation: removal to approved disposal site

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

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

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

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

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

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

E. Site and Setting of Proposed Action

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

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

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Gibson Road Campus	Arden Hill Campus
		Change (Acres +/-)	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces		+0.1	+0.8
• Forested		0	-0.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)		0	0
• Agricultural (includes active orchards, field, greenhouse etc.)		0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)		0	0
• Wetlands (freshwater or tidal)		0	0
• Non-vegetated (bare rock, earth or fill)		0	-0.3
• Other Describe: <u>Lawn & landscaping</u>		-0.1	0

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

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

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

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

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

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

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 6+ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 4-8 %

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

@Arden: Md Mardin	_____	_____	75 %
@Gibson: UH Udorthents	_____	_____	40 %
_____	_____	_____	%

d. What is the average depth to the water table on the project site? Average: _____ 1.5 feet

e. Drainage status of project site soils: Well Drained: _____ <40 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ >60 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ >40 % of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: <u>species common to rural/suburban sites</u> _____ _____	_____ _____
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____	
<i>ii.</i> Source(s) of description or evaluation: _____	
<i>iii.</i> Extent of community/habitat:	
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> Species and listing (endangered or threatened): _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: <u> </u> Both sites near ORAN002 district <u> </u>	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

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? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District ii. Name: <u>Everett-Bradner House; George T. Wisner House [near Arden Hill site]</u> iii. Brief description of attributes on which listing is based: <u>unknown</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: <u>Parks listed above [pg 3]</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>public parks</u> iii. Distance between project and resource: _____ <u>1-2+</u> miles.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

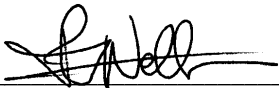
Attach any additional information which may be needed to clarify your project.

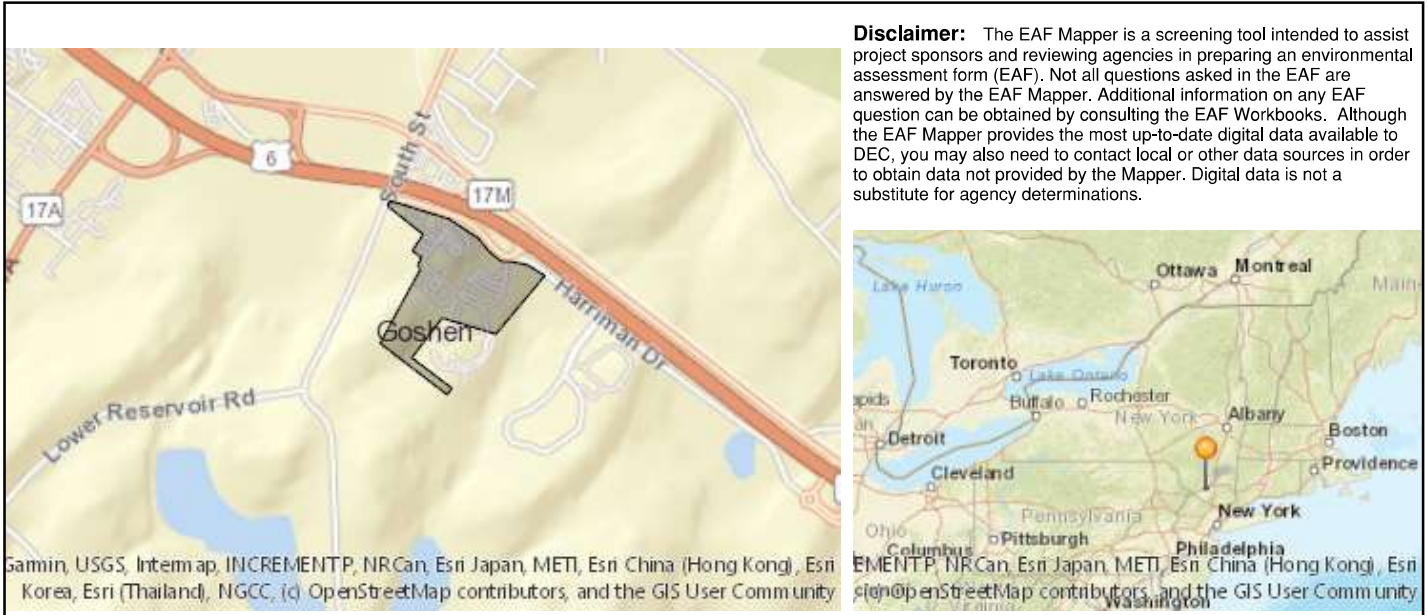
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

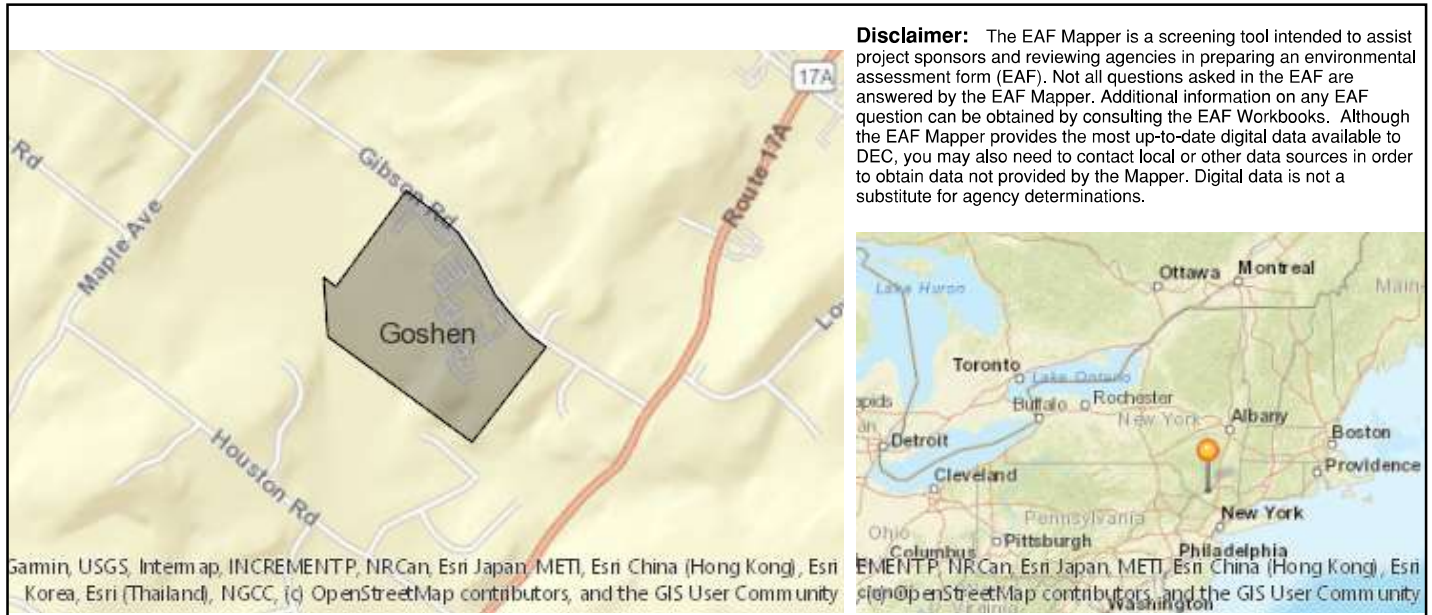
Applicant/Sponsor Name Orange-Ulster BOCES Date July 6, 2022, Rev. 8/2/22

Signature Frederick Wells / KG+D Architects  Title Planner for Project Sponsor



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

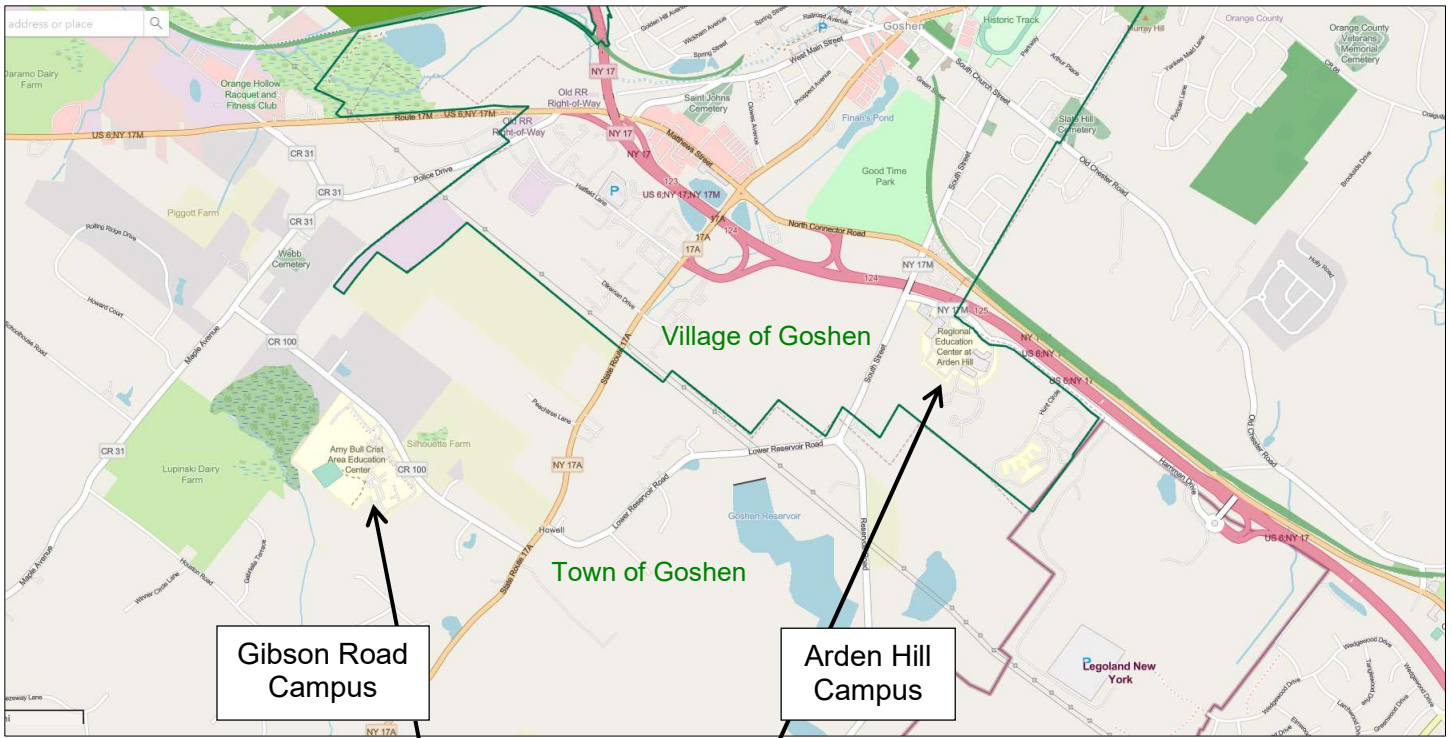
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ORAN002
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Everett-Bradner House, Wisner, George T., House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



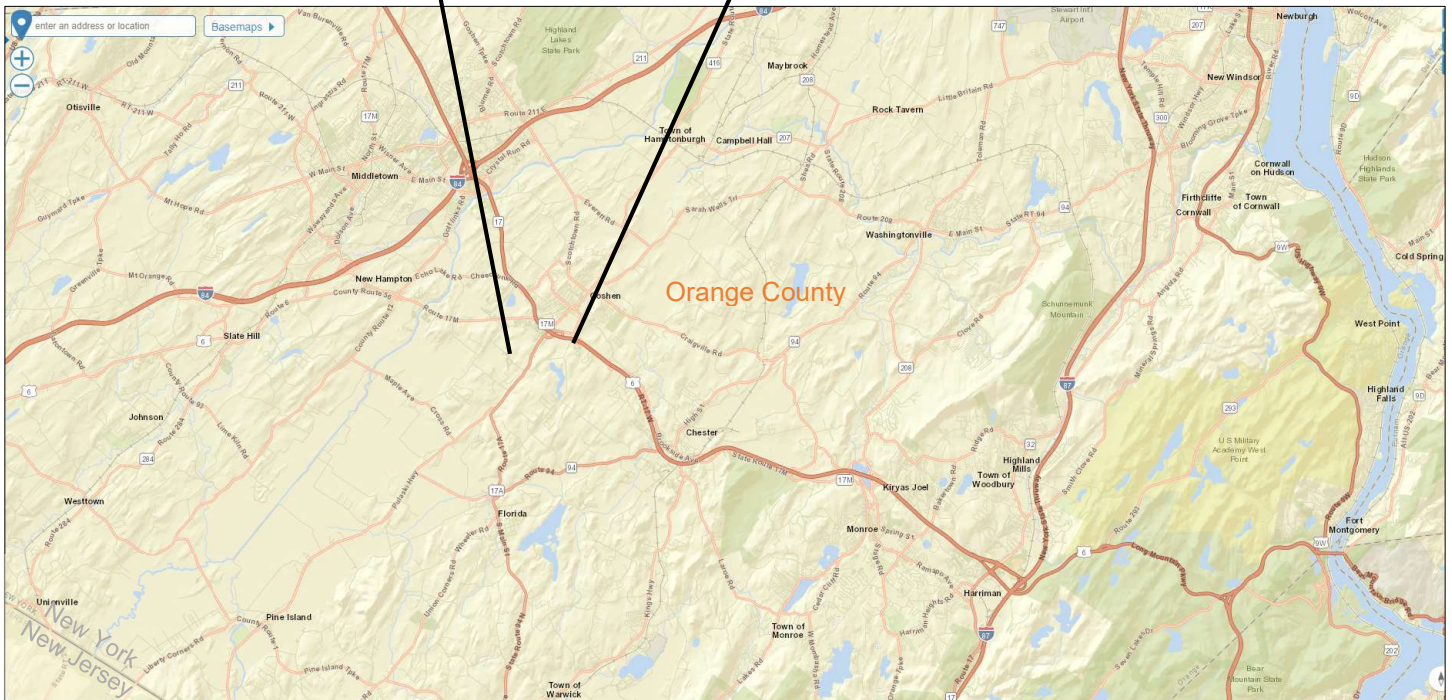
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	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]	855.5-202
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):46.7
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	GO-34
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ORAN002
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



Local Area Map



Regional Map

LOCATION MAP
OUBOCES Sites, Goshen NY
 NTS

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

Agency Use Only [If applicable]
 Project : OUBOCES Arden Hill & Gibson Rd 2022
 Date : August 2, 2022

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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" 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)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	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)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

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

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

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

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>				<input checked="" 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"/>	<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"/>
----------------------------------	--	--------------------------	--------------------------

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

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

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

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" 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.)
If "Yes", answer questions a - g. If "No", go to Section 10.

NO YES

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

10. Impact on Historic and Archeological Resources
 The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

NO 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input checked="" 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 checked="" 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.
 at Arden Hill Campus

	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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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"/>	<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.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

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

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" 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 checked="" 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"/>

Full Environmental Assessment Form

Part 3 - Evaluation of the Magnitude & Importance of Project Impacts¹

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

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have any significant adverse environmental impact.

Refer to EAF Parts 1, 2 and 3 which are prepared for use by the Orange-Ulster BOCES in making its determination of significance of the proposed action.

The following topic narratives provide explanations for those sub-items within the 18 main topics where “Moderate to large impact” is checked in Part 2, or where further review of a particular condition is deemed to be appropriate by the Preparer.²

No potentially large or significant adverse impact to the environment has been identified to result from the proposed project.

1. Impact on Land

Proposed action will involve construction on, or physical alteration of, the land surface of the proposed site. The areas of land disturbance and extent of new construction is minor (acres referenced below). Potential impacts of land disturbance can be expected to be mitigated by use of conventional construction methods, conventional erosion control measures and stabilization of the ground surface upon completion.

Gibson Road Campus – potential disturbed area is 3.6 acres, located in existing developed area (not in natural soils). Various natural soil properties and qualities of the proposed disturbance area:³

- Slope: 0 to 8 percent
- Depth to restrictive feature: More than 80 inches
- Drainage class: Somewhat excessively drained
- Depth to water table: About 36 to 72 inches

¹ Text in italics is taken from the SEQRA EAF forms.

² Numbering of topic headings follows the numbering in the Part 2 form.

³ Source: Custom Soil Resource Report, Gibson Road Campus, generated by USDA NRCS Web Soil Survey.

- Frequency of flooding: None
- Frequency of ponding: None

Arden Hill Campus – potential disturbed area is 2.3 acres, located in existing developed area (not natural soils) and potentially including disturbance of a rock slope exposed by previous development. Various natural soil properties and qualities of the proposed disturbance area: ⁴

Natural soil properties and qualities of the proposed disturbance area in MdB and MdC (Mardin) mapped soils:

- Slope: 3 to 15 percent
- Surface area covered with cobbles, stones or boulders: 0.0 percent
- Depth to restrictive feature: 14 to 26 inches to fragipan
- Drainage class: Moderately well drained
- Depth to water table: About 13 to 24 inches
- Frequency of flooding: None
- Frequency of ponding: None

Natural soil properties and qualities of the proposed disturbance area in RSD mapping unit (Rock outcrop – Nassau complex):

- Slope: 15 to 25 percent
- Depth to restrictive feature: 0 inches to lithic bedrock

Relative to both sites, since these site disturbance areas will occur within areas subject to prior disturbance associated with earlier development on these sites, the proposed physical alteration of the land surface is not anticipated to result in significant adverse effects.

The NYSDEC EAF Mapper indicates the presence of an Agricultural District designated as ORAN002 that may be affected by the proposed action.⁵ Further research indicates the following:

Gibson Road Campus –

- Agricultural District ORAN002 is located on lands immediately north and south of the Campus. Protection of this resource will not be affected by the proposed action.

Arden Hill Campus –

- Agricultural District ORAN002 is located on lands immediately south of the Campus. Protection of this resource will not be affected by the proposed action.

⁴ Source: Custom Soil Resource Report, Arden Hill Campus, generated by USDA NRCS Web Soil Survey.

⁵ The Orange County Agricultural Districts contain land that has been recognized by the County and the New York State Department of Agriculture and Markets as containing viable farmland that has been designated for protection from non-agricultural uses.

2. Impact on Surface Water

The NYSDEC EAF Mapper indicates presence of surface water features that may be affected by the proposed action. Further research indicates the following:

Gibson Road Campus –

- A stream (Waters Index H-139-13-56-6, Class C) is located southwest of the Campus. (Class C waters are classified as best use for fishing and non-contact activities.) The project site drains toward this watercourse, which is tributary to the Wallkill River. Another stream (Waters Index H-139-13-56-5, Class C) is located southeast of the Campus, which is also tributary to the Wallkill River.
- A State-regulated freshwater wetland (NYSDEC #GO-34, Class 2) is located west of the Campus property, in the drainage area of stream H-139-13-56-6. Another State-regulated freshwater wetland (NYSDEC #GO-48, Class 2) in the same stream corridor is located south of the Campus property. These wetlands are also mapped in the National Wetland Inventory (NWI).

Arden Hill Campus –

- A stream (Waters Index H-139-13-53-Portion, Class D) is located west of the Campus, which is tributary to the Wallkill River. Another stream (Waters Index H-89-20-12, Class D) is located southeast of the Campus, which is tributary to the Hudson River. (The best usage of Class D waters is fishing.) A portion of the project site drains toward this watercourse, which is tributary to the Wallkill River.
- A State-regulated freshwater wetland (NYSDEC #GO-35, Class 2) is located west of the Campus property, in the drainage area of stream H-139-13-53-Portion. This wetland is mapped in the National Wetland Inventory (NWI). A pocket wetland of local jurisdiction was flagged on the south side of the subject site (outside of the proposed development area), although its presence has not been verified to meet the definition of local wetlands.

There are no surface water resources located on or near the BOCES campuses that would receive direct impact from the proposed action. Potential indirect impact to these surface water resources from development activities on the subject sites could occur from soil erosion at the construction site that could transport sediments downgradient to these waters. This impact can be expected to be mitigated by use of conventional erosion and sedimentation control measures and stabilization of the ground surface upon completion of construction.

10. Impact on Historic and Archaeological Resources

The NYSDEC EAF Mapper indicates potential effects of the project on historic or archeological resources. Further research of the NYS Cultural Resource Information System (CRIS) database⁶ indicates the following:

⁶ <https://cris.parks.ny.gov/Default.aspx>, accessed July 29, 2022.

Gibson Road Campus –

- There is no National Register or State Register Listed site identified near the site. The Goshen Christian Reformed Church located at 2440 NYS Route 17A, approximately 0.5 mile to the northeast, is a Register Eligible site but is outside the viewshed of the project area.
- The eastern portion of the Campus is mapped as an archaeological sensitive area (sensitive for the existence of archaeological artifacts), being within 0.5 mile of an identified archaeological site. Since the site disturbance areas will occur within areas subject to prior disturbance associated with earlier development, the proposed physical alteration is not anticipated to result in adverse effects to archaeological resources.

Arden Hill Campus –

- There are two Historic Register Listed buildings in the site area. The Everett-Brader House is located at 156 South Street, an adjacent lot to the west. The George T. Wisner House is located at 145 South Street, nearby to the west. There is existing tree cover and topography on land between the Campus development area and these buildings such that no visual exposure of the project is anticipated from these sites.
- The western portion of the Campus is mapped as an archaeological sensitive area, being within 0.5 mile of an identified archaeological site. Since the site disturbance areas will occur within areas subject to prior disturbance associated with earlier development, the proposed physical alteration is not anticipated to result in adverse effects to archaeological resources.

13. Impact on Transportation

The proposed action includes minor expansion of classroom facilities at Arden Hill Campus. Renovation of building interior spaces – Main Building third floor and the North Wing – will create new classrooms and staff offices to upgrade and modernize the rooms. A new gymnasium building is proposed to modernize the physical education program. The extent that these improvements may allow for additional students and staff cannot be determined at this time. For purposes of this assessment, potential growth of the student population and staffing associated with the proposed improvements is estimated to be approximately 10 percent⁷ – say 18 students and 5 staff.

The assumed potential growth of the student population would result in negligible additional bus traffic since students would be transported from their home districts on buses that currently have capacity and are currently traveling to the campus. Additionally, assuming potential growth of the teaching staff by 5 would create negligible additional traffic arriving and departing the site and would find available parking on the site.

⁷ Current wait list students compared to current enrollment is approximately 6 percent.

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. The proposed action will result in an estimated 6.3 percent increase in gross floor area of the main building on the Arden Hill campus. This may cause an incremental increase in electric energy use. It is anticipated that this increase will be accommodated by the existing electrical infrastructure.

END

Prepared by KG+D Architects, PC



**RESOLUTION OF THE ORANGE-ULSTER BOARD OF
COOPERATIVE EDUCATIONAL SERVICES**

WHEREAS, the Orange-Ulster Board of Cooperative Educational Services (the “Board”) is considering a project (the “Project”) to renovate and/or replace portions of the facilities at the Orange- Ulster BOCES Regional Educational Center - Arden Hill Campus and the Amy Bull Crist Area Education Center - Gibson Road campus (the “Facilities”) that have exceeded their design life; and

WHEREAS, the Project includes the following changes to the Arden Hill Campus: (1) the construction of a Gymnasium; (2) the demolition of Buildings 2 & 3; (3) renovation of the Main Building to the third floor and north wing into classrooms; (4) renovation of Building 1 into administration offices, and (5) sitework including new parking areas and play areas with appurtenant stormwater management; and

WHEREAS, the Project includes the following changes to the Gibson Road Campus: (1) constructing a building addition and reconstructing the plaza for the new main entrance of the Axelrod Building; (2) renovations in the Axelrod Building but not adding classrooms; (3) a new classroom addition at the CTEC building, (4) demolish the standalone 400 building, (5) constructing a new security entrance and loading dock additions to the CTEC building; (6) renovations to the CTEC building but not adding classrooms, and (7) upgrades to water supply system and connections to the municipal sanitary system; and

WHEREAS, the Board desires to comply with the New York State Environmental Quality Review Act (“SEQRA”), as set forth in Article 8 of the New York State Environmental

Conservation Law, and the requirements of the implementing regulations set forth at 6 NYCRR Part 617 (the “Regulations”), with respect to the Project; and

WHEREAS, pursuant to the Regulations, the Board has considered the Project in light of the actions included on the Type I list specified in Section 617.4 of the Regulations and in light of the actions included on the Type II list specified in Section 617.5 of the Regulations; and

WHEREAS, a draft of Part 1 of the Full Environmental Assessment Form (the “EAF”) has been prepared by the Board’s consultants dated July 6, 2022; and

WHEREAS, the Board’s consultants have sent the EAF to all potentially “involved agencies,” as this term is defined in the Regulations; and

WHEREAS, the Board desires to act as “lead agency” for the Project as this term is defined in the Regulations, and to coordinate review of the Project with the other “involved agencies,” as this term is defined in the Regulations; and

WHEREAS, the Board received no objection to its serving as lead agency and more than 30 days have passed since the lead agency letters were sent on July 8, 2022; and

WHEREAS, the EAF Part 1 was updated and a draft of EAF Parts 2 and 3 have been prepared by the Board’s consultants, all dated August 2, 2022.

NOW, THEREFORE, BE IT RESOLVED THAT the Board hereby classifies the Project as a Type I action under SEQRA and states that it shall serve as lead agency for purposes of a coordinated review under SEQRA; and

BE IT FURTHER RESOLVED THAT the Board will continue to comply with guidance issued by the New York State Education Department (the “SED”); and

BE IT FURTHER RESOLVED THAT the Board hereby confirms and adopts the following conclusions as SEQRA lead agency:

-
1. The Board hereby confirms its preliminary classification of the Project as a Type 1 Action under SEQRA (the "Action");
 2. The following impacts are expected to result from the Action, when compared against the criteria in Section 617.7 (c) of the Regulations:
 - a. There will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; nor a substantial increase in solid waste production; nor a substantial increase in potential for erosion, flooding, leaching or drainage problems.

The potential impacts of the expected land disturbance at the Facilities will be mitigated by the use of conventional construction methods, conventional erosion control measures and stabilization of the ground surface upon completion. The area at the Facilities that will be disturbed by construction activities will be located in an existing developed area with no impact on natural soils. Due to the fact that site disturbance will occur within areas subject to prior disturbance associated with earlier development at the Facilities, the proposed physical alteration of the land surface will not result in significant adverse effects on the environment.

There are no surface water resources located on or near the Facilities that would receive direct impact from the Project. Potential indirect impacts to surface water and wetland resources (identified in Part 3 of the EAF) from development activities at the Facilities from soil erosion at the construction site will be mitigated by use of conventional erosion and sedimentation control measures and stabilization of the ground surface upon completion of construction. The use of reasonable erosion control and stabilization methods will avoid any significant adverse effects on the environment.

- b. There will not be large quantities of vegetation or fauna removed or destroyed as the result of the Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the Action; there will not be a significant impact upon habitat areas; there are no substantial adverse impacts on any known threatened or endangered species of animal or plant, or the habitat of such species; nor will there be any other significant adverse impacts to natural resources.
- c. There are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action.
- d. The Action will not result in the creation of a material conflict with the Town's current plans or goals as officially approved or adopted.
- e. The Action will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.

The Facilities are within 0.5 miles of known archeological sites. However, all construction activity will occur in areas that have been disturbed in the past, and therefore, there is no risk of an adverse impact on an archeological resource.

There are historic buildings in locations near the Arden Hill campus. However, there will be no adverse impacts on neighboring historic resources because adequate screening and topography already exist to shield the new development from any view from the perspective of the historic buildings.

- f. There will not be a substantial increase in the use of either the quantity or type of energy resulting from the Action. The Project may increase electricity usage by 6.3 percent.
- g. There will not be any hazard created to human health.
- h. The Action will not cause any change in the use of active agricultural lands nearby that receive an agricultural use tax exemption nor result in the loss of such productive farmland.

The NYSDEC EAF Mapper indicates the presence of an Agricultural District designated as ORAN002 in the vicinity of both of the Facilities. However, the Project will not result in any impact on agricultural lands or a reduction in soils suitable for agricultural use.

- i. The Action will not encourage or attract a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the Action. The renovations are estimated to add approximately 18 students and 5 staff to the Arden Hill campus. This modest increase is not expected to impact traffic in any meaningful way.
 - j. The Project will not create a material demand for other Actions that would result in one of the above consequences.
 - k. There will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact.
 - l. There are not two or more related Actions which would have a significant impact on the environment.
3. Based upon the information and analysis described in EAF Parts 1, 2 and 3, and summarized above, the Action WILL NOT result in any significant adverse environmental impacts and Determination of Non-Significance is hereby issued;

-
4. The information available concerning the Action was sufficient for the Board to make its determination;
 5. The Board hereby approves and adopts the attached Full Environmental Assessment Form for the Action (Parts 1, 2, and 3);
 6. The preparation of an environmental impact statement for the Action shall not be required;
 7. The President of the Board is hereby directed to sign the Full Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of this Board's determination;
 8. This Determination of Non-Significance has been prepared in accordance with SEQRA and the Board's consultants are hereby directed to file, publish and distribute a notice of this Negative Declaration pursuant to 6 NYCRR § 617.12(a)(1);

BE IT FURTHER RESOLVED THAT the Board hereby adopts this Resolution; and

BE IT FURTHER RESOLVED THAT this Resolution shall take effect immediately.

The adoption of the foregoing Resolution was moved by Lawrence Berger, seconded by Edwin Estrada, and duly put to vote, which resulted as follows:

Eugenia S. Pavek, President	Voting	Aye
William M Boss, Vice President	Voting	Aye
Michael Bello	Voting	Absent
Lawrence E. Berger	Voting	Aye
Martha Bogart	Voting	Aye
David Eaton	Voting	Aye
Edwin A. Estrada	Voting	Aye

The resolution was thereupon declared duly adopted.

Date: August 11, 2022

CERTIFICATION

I hereby certify that the above resolution has been approved by the Board of Cooperative Educational Services of Orange-Ulster Counties on August 11, 2022 and is in full force and effect as of the date hereof.

Dated: August 11, 2022



Sharleen Depew, Board Clerk



**RESOLUTION OF THE ORANGE-ULSTER BOARD OF COOPERATIVE
EDUCATIONAL SERVICES**

WHEREAS, the Orange-Ulster Board of Cooperative Educational Services (the “Board”) is considering a project (the “Project”) to renovate and/or replace portions of the facilities at the Orange- Ulster BOCES Regional Educational Center - Arden Hill Campus and the Amy Bull Crist Area Education Center - Gibson Road campus (the “Facilities”) that have exceeded their design life; and

WHEREAS, the Project includes the following changes to the Arden Hill Campus: (1) the construction of a Gymnasium; (2) the demolition of Buildings 2 & 3; (3) renovation of the Main Building to the third floor and north wing into classrooms; (4) renovation of Building 1 into administration offices, and (5) sitework including new parking areas and play areas with appurtenant stormwater management; and

WHEREAS, the Project includes the following changes to the Gibson Road Campus: (1) constructing a building addition and reconstructing the plaza for the new main entrance of the Axelrod Building; (2) renovations in the Axelrod Building but not adding classrooms; (3) a new classroom addition at the CTEC building, (4) demolish the standalone 400 building, (5) constructing a new security entrance and loading dock additions to the CTEC building; (6) renovations to the CTEC building but not adding classrooms, and (7) adding water supply wells and connections to the municipal sanitary system; and

WHEREAS, the Board desires to comply with the New York State Environmental Quality Review Act (“SEQRA”), as set forth in Article 8 of the New York State

Environmental Conservation Law, and the requirements of the implementing regulations set forth at 6 NYCRR Part 617 (the “Regulations”), with respect to the Project; and

WHEREAS, pursuant to the Regulations, the Board has considered the Project in light of the actions included on the Type I list specified in Section 617.4 of the Regulations and in light of the actions included on the Type II list specified in Section 617.5 of the Regulations; and

WHEREAS, a draft of Part 1 of the Full Environmental Assessment Form (the “EAF”) has been prepared by the Board’s consultants dated July 6, 2022; and

WHEREAS, the Board’s consultants have sent the EAF to all potentially “involved agencies,” as this term is defined in the Regulations; and

WHEREAS, the Board desires to act as “lead agency” for the Project as this term is defined in the Regulations, and to coordinate review of the Project with the other “involved agencies,” as this term is defined in the Regulations.

NOW, THEREFORE, BE IT RESOLVED THAT the Board hereby preliminarily classifies the Project as a Type I action under SEQRA and declares its intent to serve as lead agency for purposes of a coordinated review under SEQRA; and

BE IT FURTHER RESOLVED THAT the Board will continue to comply with guidance issued by the New York State Education Department (the “SED”); and

BE IT FURTHER RESOLVED THAT the Clerk of the Board is hereby directed to send Part 1 of the EAF to all interested agencies to request their comments thereon; and

BE IT FURTHER RESOLVED THAT this Resolution shall take effect immediately.

The adoption of the foregoing Resolution was moved by Edwin Estrada,
seconded by Martha Bogart, and duly put to vote, which resulted as follows:

Present:

Eugenia S. Pavek, President	Voting	Aye
William M Boss, Vice President	Voting	Aye
Michael Bello	Voting	Aye
Lawrence E. Berger	Voting	Aye
Martha Bogart	Voting	Aye
Edwin A. Estrada	Voting	Aye

Absent:

David Eaton

The resolution was thereupon declared duly adopted.
Date: 07/14/2022

CERTIFICATION

I hereby certify that the above resolution has been approved by the Board of Cooperative Educational Services of Orange-Ulster Counties on July 14, 2022 and is in full force and effect as of the date hereof.

Dated: July 14, 2022



Sharleen Depew, Board Clerk