




**Memorandum**

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

**FROM:** Joanna Oliver, AICP, Environmental Manager 

**DATE:** July 14, 2025

**RE:** *State Environmental Quality Review (SEQR) Determination* for the Board of Cooperative Educational Services of the Sole Supervisory District of Rockland County ("Rockland BOCES") *Master BOCES Program Lease Revenue Bonds Project* — BOCES Program

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

Based on a review of the attached *Transaction Report – Single Approval* dated July 8, 2025, and supporting documentation completed by a representative of Rockland BOCES, it has been determined that for purposes of *SEQRA*, the Proposed Action would consist of DASNY's authorization of the issuance of bonds in an amount not to exceed \$47,900,000, with maturities not to exceed 31 years in one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, to be sold at one or more times through a negotiated offering on behalf of Rockland BOCES.

The bond funds would be used for the design and construction of a new, approximately, 52,000-square-foot, two-story building to support the growth of Rockland BOCES Career and Technical Education, and Science, Technology, Engineering, and Mathematics ("STEM") programs. The Proposed Project would also allow for additional classroom space in the Jesse J. Kaplan School for students with exceptional needs. The Proposed Project to be funded with the Bond proceeds includes the construction, installation, and equipping of culinary arts commercial kitchens and classroom space, the construction and equipping of 15 STEM classrooms, the construction of a fully equipped, approximately 4,500-square-foot cafeteria, an approximately 7,500-square-foot gymnasium, as well as the repurposing of other areas for instruction. The relocation of the existing culinary arts facility from the Jesse J. Kaplan School to the new building will allow for the addition of four new classrooms for students with autism in the fully renovated space. The New York State Education Department issued the Certificate of Approval of Plans and Specifications for the project on June 24, 2025. Rockland BOCES is located at 65 Parrott Road, West Nyack, Rockland 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.

Rockland BOCES provides shared services to eight component school districts in Rockland County serving approximately 40,000 students. On March 6, 2024, voters approved \$47.9 million in financing for capital projects including the Proposed Project components noted previously.

**SEQR Determination.** 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, dated November 15, 2023). DASNY was not an involved agency for that coordinated review but is bound by the determination of the lead agency.<sup>1</sup>

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*”). On June 6, 2025, *OPRHP* determined that no historic or archaeological resources would be impacted by this project (*OPRHP* Project Number 23PR09138 attached). It is the opinion of DASNY that the Proposed Project would have no adverse impact on historical or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

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<sup>1</sup> 6 *NYCRR* § 617.6(b)(3)(iii).

***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



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

**KATHY HOCHUL**  
Governor

**RANDY SIMONS**  
Commissioner Pro Tempore

June 06, 2025

Amador Laput  
Project Manager  
Fellenzer Engineering LLP  
22 Mulberry Street  
Suite 2A  
Middletown, NY 10940

Re: SED  
Rockland BOCES New building  
65 Parrott Rd, West Nyack, NY 10994  
23PR09138  
TBD

Dear Amador Laput:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Olivia Holland at the following email address:

[Olivia.Holland@parks.ny.gov](mailto:Olivia.Holland@parks.ny.gov)

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation  
Division for Historic Preservation



## SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

**Date:** July 14, 2025  
**Project Applicant:** Board of Cooperative Educational Services of the Sole Supervisory District of Rockland County ("Rockland BOCES")  
**Project Name:** Master BOCES Program Lease Revenue Bonds Project  
**Program:** BOCES Program  
**Project Location:** 65 Parrott Road, West Nyack, Rockland 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").<sup>1</sup> 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 design and construction of a new 52,000-gross-square-foot, two-story building for the existing culinary arts program. The relocation of the culinary arts program from the Jesse J. Kaplan School building would allow for renovations for four classrooms for students with autism (the "Proposed Project").

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

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

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. Therefore, the Proposed Project would be consistent with this criterion.

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

The Rockland BOCES is a fully developed educational campus.

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

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

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

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

4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

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

5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

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

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe: ☒ Yes ☐ No ☐ Not Relevant

It is the opinion of DASNY that the Rockland 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 campus and its continuing use allows shared resources and programs for its students.

8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe: ☐ Yes ☐ No ☒ Not Relevant

Rockland 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?<sup>3</sup> 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

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<sup>3</sup> Demonstration may include *State Environmental Quality Review* ["SEQR"] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System ["SPDES"] permit issuance/revision notices, etc.

The Board of Education of the BOCES conducted public meetings and a successful referendum on the Proposed Project on March 6, 2024. 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?<sup>4</sup>

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 Rockland 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.

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<sup>4</sup> 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.



July 14, 2025

**Signature/Date**

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

**Print Name and Title**

**RESOLUTION RECOMMENDING BOARD APPROVAL OF  
PROJECT TO PROVIDE {CRITICAL REPLACEMENTS AND  
UPGRADES OF SCHOOL BUILDING/SITE SYSTEMS AND COMPONENTS} AND  
SEQR NEG DEC**

**WHEREAS**, Rockland BOCES Staff proposes that the Rockland BOCES Board of Education (“Board”) approve a construction project that *address critical replacement and upgrade needs at schools* with a budget of \$47,900,000 (the “Project”) as described Next Gen CTEC-PTEC attached hereto, and authorize the *Purchasing Officer and/or the Assistant Superintendent for Business and Operations/Facilities Director*, and/or their designee(s), to execute all instruments necessary to implement the Project; and

**WHEREAS**, project, will *replace failing building systems that create safety concerns and are disruptive to school operations*; and

**WHEREAS**, the Project is consistent with the Rockland BOCES’s long-term goal to address unmet school facilities needs and significantly improve the conditions of aging and deteriorating school facilities; and

**WHEREAS**, District Staff has determined that the Project is necessary to improve student health, safety and educational quality; and

**WHEREAS**, the Board of Education’s approval of the Projects will authorize District Staff to; and

**WHEREAS**, a Full Environmental Assessment Form (FEAF) Part 1 was prepared by BOCES as required by 6 NYCRR §617.6.(a)(3) to initiate the State Environmental Quality Review (SEQR) for the proposed project which BOCES has identified as a Type I; and

**WHEREAS**, the Project involves one or more other Involved and Interested agencies, and BOCES conducted a coordinated review under SEQR circulating the FEAF along with a Notice declaring intent to serve as SEQR Lead Agency; and

**WHEREAS**, the Board declared and accepted Lead Agency status on Wednesday, November 15, 2023 for the purpose of conducting the SEQR review of the Project; and

**WHEREAS**, the Board will continue to work with the Involved and Interested Agencies until all necessary permits and approvals are obtained, including building permit from New York State Education Department; and

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. Through a review of the Environmental Assessment Form and consideration of the criteria in 6 NYCRR §617.7(c), the Board concludes the action will not have a significant adverse impact on the environment and an environmental impact statement will not be prepared and a corresponding Negative Declaration will be made.

2. The Negative Declaration will be filed with all appropriate parties in accordance with 6 NYCRR §617.12,
3. The District Staff recommends that the Board approve the project that address critical replacement and upgrade needs at schools, with a budget of \$47,900,000.
4. The District Staff is directed to proceed with appropriation of funds properly authorized by the voters at the annual meeting or at a special meeting of the Rockland Board of Educational Cooperative Services (Education Law Section 1718, subdivision 1) called in accordance with Education Law, Section 2003, and 2007, which requires 45-day notice of the meetings.

**ADOPTED** on Wednesday November 15, 2023, by the following vote:

Motion by Tamara Bieker.  
Second by Sabrina Charles-Pierre.  
Aye: Peggy Zugibe, Rosemary Pitruzella, Tamara Bieker, Sabrina Charles-Pierre,  
Catherine Boeka, Jackie Dubil Craig.

I, Erin Sussman, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of Rockland BOCES for the November 15, 2023 meeting.

*Erin Sussman*



**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: Rockland BOCES New Building to support CTEC and PTECH		
Project Location (describe, and attach a general location map): 65 Parrott Road, West Nyack, NY 10994-0507		
Brief Description of Proposed Action (include purpose or need):  Rockland BOCES intends to construct an approximate 50,000 sq ft, 2-story building, standalone but connected via walkway to existig Building 3 to support the Career and Technical (CTEC) and Pathways in Technology (PTECH) high school programs. Ability to expand to a future 3rd story should the need arise. 1st floor: administrative, culinary, gymnasium, cafeteria, and bus drop off. 2nd floor: PTECH with 15 classrooms. Shared parking with existing buildings.		
Name of Applicant/Sponsor: Rockland BOCES / Christopher D'Ambrese	Telephone: 945-627-4746	
	E-Mail: cdambrese@rboces.org	
Address: 65 Parrott Road		
City/PO: West Nyack	State: New York	Zip Code: 10994-0507
Project Contact (if not same as sponsor; give name and title/role): same	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
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	Rockland BOCES bond approval	Jan 10, 2024 projected
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rockland Highway Department, Rockland Planning GML 239, Rockland DOH SPDES	Feb 2024
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NY State Education Department Facility Planning, NYS DEC	Feb 2024
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):

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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):

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### 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?

Town of Clarkstown, Zoning District R-22 Medium Density Residential

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? Clarkstown Central School District

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

Town of Clarkstown Police Department

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

West Nyack Fire Department

d. What parks serve the project site?

Germonds Park

### 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)? School / Educational

b. a. Total acreage of the site of the proposed action? 0.92 acres

b. Total acreage to be physically disturbed? 0.92 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 38.9 acres

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

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: 50,000 sq ft

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

If Yes,

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

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

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

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

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_

- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year

- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

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

f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Total number of structures _____ 1	
ii. Dimensions (in feet) of largest proposed structure: _____ 32 height; _____ 75 width; and _____ 450 length	
iii. Approximate extent of building space to be heated or cooled: _____ 50,000 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <span style="float: right;"><input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____</span>	
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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? <ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>	
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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. _____ Dewatering if high seasonal groundwater is encountered	
v. What is the total area to be dredged or excavated? _____ <1 acres	
vi. What is the maximum area to be worked at any one time? _____ <1 acres	
vii. What would be the maximum depth of excavation or dredging? _____ 4 feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: _____ No site reclamation is proposed	

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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	



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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No  
If Yes, describe: \_\_\_\_\_

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

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

\_\_\_\_\_

---

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

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 2,700 gallons/day

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

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

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

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

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

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

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

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

---

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

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 2,700 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 and kitchen flows

\_\_\_\_\_

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

- Name of wastewater treatment plant to be used: Orangeburg NY
- Name of district: Rockland Sewer District #1
- 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

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____</p> <p>n/a _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>None at this time. _____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or _____ 0.8 acres (impervious surface)</p> <p>_____ Square feet or _____ 38.9 acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>35,000 sq ft building</u> _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____</p> <p>Existing on site stormwater management structures _____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>Heavy equipment and delivery vehicles _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>Power generation _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>Natural gas boiler _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing <u>864</u> Proposed <u>864</u> Net increase/decrease <u>0</u></p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____  120,000 kW-hr per year</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  Existing electrical service _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8-5</u></li> <li>• Saturday: <u>n/a</u></li> <li>• Sunday: <u>n/a</u></li> <li>• Holidays: <u>n/a</u></li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7-3</u></li> <li>• Saturday: <u>n/a</u></li> <li>• Sunday: <u>n/a</u></li> <li>• Holidays: <u>n/a</u></li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>8-5</u></li> <li>• Saturday: <u>n/a</u></li> <li>• Sunday: <u>n/a</u></li> <li>• Holidays: <u>n/a</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7-3</u></li> <li>• Saturday: <u>n/a</u></li> <li>• Sunday: <u>n/a</u></li> <li>• Holidays: <u>n/a</u></li> </ul>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:  <u>During Construction Trucks and heavy equipment 8-5pm Monday through Friday</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  <u>If additional parking is required, LED parking lot lighting on 24 ft high poles along perimeter of new parking lot</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ 2 tons per _____ week (unit of time)</li> <li>• Operation : _____ 1 tons per _____ week (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: <u>recycling</u></li> <li>• Operation: <u>recycling</u></li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: <u>construction roll-off container</u></li> <li>• Operation: <u>new dumpsters with the existing trash service contract</u></li> </ul>	

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:  
No hazardous wastes at this 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

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	26.2	27.0	+0.8
• Forested	7.2	7.2	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	5.5	4.7	-0.8
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0



<p>c. Is the project site presently used by members of the community for public recreation?  <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  If Yes,  <i>i. Identify Facilities:</i>  BOCES school on campus for children and this project is an expansion of that use  _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam?  If Yes:  <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p><i>ii. Dam's existing hazard classification:</i> _____  <i>iii. Provide date and summarize results of last inspection:</i>  _____  _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  If Yes:  <i>i. Has the facility been formally closed?</i>  • If yes, cite sources/documentation: _____  <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i>  _____  _____  <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No     <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  If Yes:  <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i>  _____  _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  If Yes:  <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): 8902785, 1610292, 1805846  Provide DEC ID number(s): _____ </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____  n/a _____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i>  If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i>  _____  _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No           <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>													
<b>E.2. Natural Resources On or Near Project Site</b>													
a. What is the average depth to bedrock on the project site? _____ > 5 feet													
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">WeB Wethersfield</td> <td style="width: 40%; text-align: right;">41.9 %</td> </tr> <tr> <td>Ux Urban land</td> <td style="text-align: right;">40.9 %</td> </tr> <tr> <td>YaB Yalesville</td> <td style="text-align: right;">17.0 %</td> </tr> </table>		WeB Wethersfield	41.9 %	Ux Urban land	40.9 %	YaB Yalesville	17.0 %						
WeB Wethersfield	41.9 %												
Ux Urban land	40.9 %												
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d. What is the average depth to the water table on the project site? Average: <u>2.0-2.5</u> feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 60%; text-align: right;">58.9 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">unk % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">unk % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	58.9 % of site	<input checked="" type="checkbox"/> Moderately Well Drained:	unk % of site	<input checked="" type="checkbox"/> Poorly Drained	unk % of site						
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	100 % of site	<input type="checkbox"/> 10-15%:	_____ % of site	<input type="checkbox"/> 15% or greater:	_____ % of site						
<input checked="" type="checkbox"/> 0-10%:	100 % of site												
<input type="checkbox"/> 10-15%:	_____ % of site												
<input type="checkbox"/> 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> 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)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>													
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>													
If Yes to either <i>i</i> or <i>ii</i> , 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Federal Waters</td> <td>Approximate Size 0.53</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td>Federal PFO1E</td> <td></td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name Federal Waters	Approximate Size 0.53	• Wetland No. (if regulated by DEC)	Federal PFO1E	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name Federal Waters	Approximate Size 0.53											
• Wetland No. (if regulated by DEC)	Federal PFO1E												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:													
i. Name of aquifer: _____													

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <u>deer</u>  <hr/> </div> <div style="width: 30%;"> <u>squirrels</u>  <hr/> </div> <div style="width: 30%;"> <u>groundhog</u>  <hr/> </div> </div>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Bald Eagle</p> <hr/>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <hr/>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <hr/>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <hr/>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name:

☒ Yes ☐ No☐ Yes ☒ No

i. Describe possible resource(s):

ii. Basis for identification:

☐ Yes ☒ No

i. Identify resource:

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):

iii. Distance between project and resource: \_\_\_\_\_ miles.

☐ Yes ☒ No

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

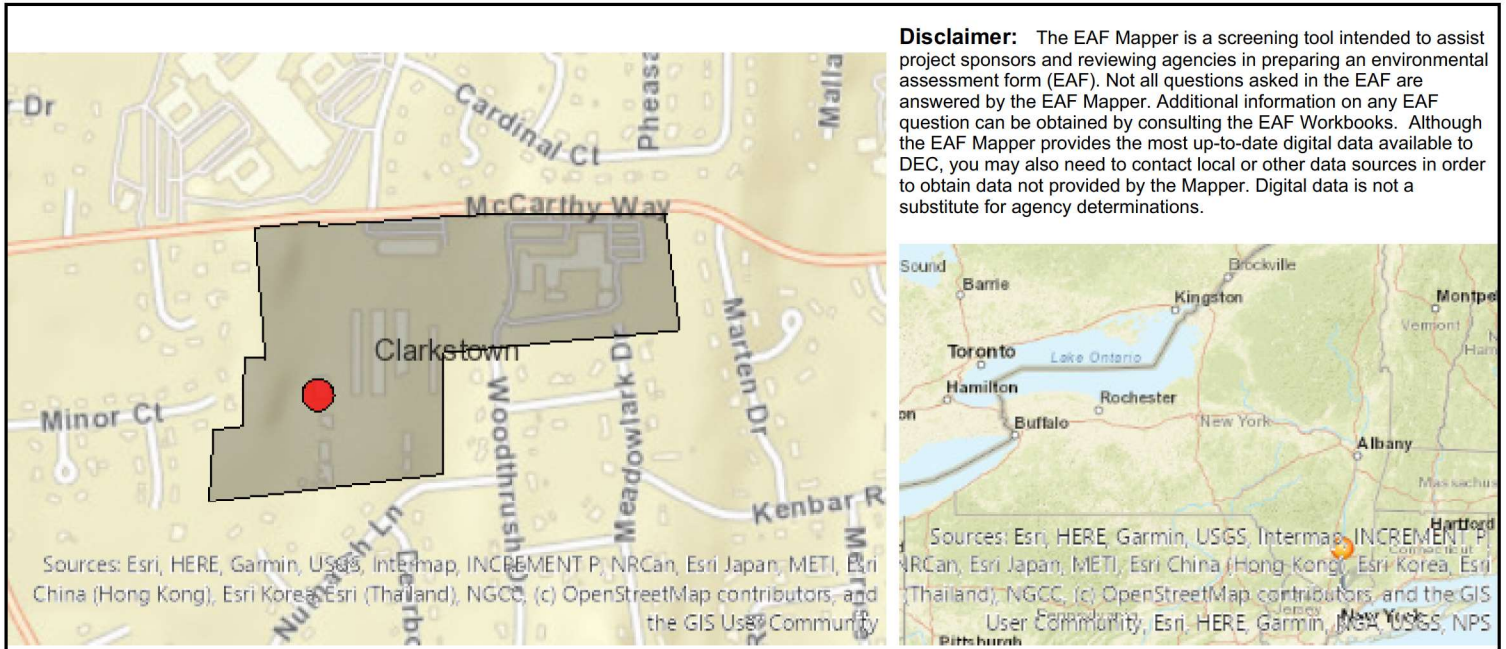
Attach any additional information which may be needed to clarify your project.

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

Applicant/Sponsor Name Rockland BOCES /ksq/ Fellenzer Engineering Date 01 November 2023

Signature Amador C. Laput Title Fellenzer Project Manager





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 - Wetlands Name]	Federal Waters
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]	Yes

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



## Transaction Report – Single Approval

### Rockland BOCES – Master BOCES Program Lease Revenue Bonds

July 8, 2025

#### PROGRAM:

BOCES

#### PURPOSE:

New Money

#### NOT TO EXCEED AMOUNT:

\$47,900,000

#### 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 the necessary documents for one or more series of fixed and/or variable rate, tax-exempt and/or taxable bonds, in an amount not to exceed \$47,900,000 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 Rockland County, New York ("Rockland BOCES" or the "Borrower")

#### Financing Team:

- Senior Manager – Roosevelt & Cross Incorporated
- Co-Bond Counsel – Hodgson Russ and Holley & Pearson-Farrer
- Underwriter's Counsel – Trespasz & Marquardt, LLP

#### Purpose:

- Financing for capital projects at the Rockland BOCES campus.

#### Security:

- Direct intercept, through the State Comptroller, of any State aid due Rockland BOCES specifically allocated for rental payments on the DASNY Lease Agreement.
- Pledge of all other public funds apportioned by the State due to Rockland 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 Rockland 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 Rockland BOCES. Amounts received from the State pursuant to the direct payment mechanism are credited against the Rockland BOCES payment obligations under the Lease and Agreement.

#### Financing Details:

- **New Money:** On March 6, 2024, voters approved a \$47.9 financing for the construction of a new, 52,000-square-foot, two-story building to support the growth of Rockland BOCES Career and Technical Education and STEM programs. The capital project will also allow for additional classroom space in the Jesse J. Kaplan School for students with exceptional needs. The proposition authorized: (1) the construction, installation, and equipping of culinary arts commercial kitchens and classroom space;

(2) the construction and equipping of fifteen STEM classrooms; (3) the construction of a fully equipped, 4,500 square foot cafeteria and 7,500 square foot gymnasium, and; (4) the repurposing of other areas for instruction. The relocation of the existing culinary arts facility from the Jesse J. Kaplan School to the new building will allow for the addition of four new

classrooms for students with autism in the fully renovated space. The New York State Education Department issued the Certificate of Approval of Plans and Specifications for the project on June 24, 2025.

- **Sources and Uses:** The Project will require a construction fund deposit of approximately \$47.9 million. Total financing costs, including the debt service reserve fund surety premium and the underwriter's discount, are estimated at approximately \$753,000. Approximately \$47.1 million of bonds are estimated to be issued, along with approximately \$1.5 million in premium issuance.

<i><b>Sources of Funds:</b></i>	<i><b>Series 2025</b></i>
Bond Proceeds	
Par Proceeds	\$ 47,110,000
Original Issue Premium	1,543,445
<i><b>Total Sources</b></i>	<i><b>\$ 48,653,445</b></i>
<i><b>Uses of Funds:</b></i>	
Project Fund Deposit	\$ 47,900,000
Costs of Issuance	505,568
Underwriter's Discount	247,877
<i><b>Total Uses</b></i>	<i><b>\$ 48,653,445</b></i>

## Approvals

PACB Approval (anticipated) – July 23, 2025

SEQR Filing (anticipated) – July 14, 2025

## 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 \$627.0 million in bonds on behalf of various BOCES borrowers. As of June 30, 2025, \$247.7 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 Rockland BOCES. Rockland BOCES provides shared services to 8 component school districts in Rockland County that together have nearly 40,000 students. The administrative offices of Rockland BOCES are located in West Nyack. Rockland BOCES delivers educational programs for students with special needs, teens interested in career and technical training, adult learners preparing for new job opportunities, and educators seeking to upgrade their professional skills. Rockland BOCES is governed by a nine-member Board elected by the boards of the component districts.

### Programs and Services:

- **Special Education:** Rockland BOCES partners with families, school districts, community-based organizations, and county agencies to provide services for children with special needs at all ability levels. Rockland BOCES also offers a Special Education Extended School Year Summer Program.
- **Career and Technical Education (CTE):** CTE programs allow students, typically in grades 11 and 12, to earn college credits, gain technical experience, and obtain industry certifications in high-demand fields. The Hudson Valley P-TECH program is an initiative that combines academics, technical training, college coursework, and internships, which can lead to an associate degree at no cost and priority access to STEM careers. The Youth Connections program supports youth ages 14–24 in pursuing high school equivalency, college, or career pathways. Additionally, Rockland BOCES supports adult learners and local workforce development through academic and employment-focused programs. Summer programs like Teen Tech, Culinary Camp, and Regional Academic Summer School enhance instructional support and enrichment opportunities.
- **Instructional Support Services:** Rockland BOCES offers teacher and administrator training focused on achieving state learning standards and graduation requirements. This includes direct instructional services, which provide alternative and enrichment programs for students, and staff development programs, which promote continuous growth for educators. Rockland BOCES assists component districts with administrative tasks, safety initiatives, and school district communication, resulting in back-office cost savings.

### Borrower Financing History:

The proposed issuance will be the first DASNY bond issue on behalf of Rockland BOCES.

### Summary

- The Board is being asked to adopt the necessary documents for the Rockland BOCES financing in an amount not to exceed \$47.9 million. Hodgson Russ, LLP and Holley & Pearson-Farrer LLP, co-bond counsel, will provide the Board with an overview of certain bond document provisions at the July 16, 2025 Board meeting

*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.*