

THE LANCASTER CENTRAL SCHOOL DISTRICT'S
RESOLUTION ADOPTING A NEGATIVE
DECLARATION PURSUANT TO THE NEW YORK
STATE ENVIRONMENTAL QUALITY REVIEW ACT

WHEREAS, the Lancaster Central School District acting through its Board of Education (the "District") has proposed the 2015 District Wide Additions and Alterations Project ("the Project") which includes the following improvements, additions and alterations proposed to be implemented at the following District sites : (i.) the Lancaster High School ("the high school"): Building and site improvements, including the implementation/replacement of masonry restoration, exterior doors and windows, building access controls, roof and skylights, as well as the construction and implementation of certain interior walls and doors as more fully identified in the Project plans on file with the District. In addition, replacement and/or improvements to floors and ceilings, internal and external electrical distribution systems, lighting fixtures and emergency exit lights, as well as the implementation of heating and cooling components and other items including the installation and/or replacement of lockers, stage rigging, theater light/sound and security cameras. Further, work at the high school will include renovations to the existing Java gym, North gym, music suite, nurse's office, as well as library additions. Furthermore, building additions including the construction of an approximately 1,700 sq. ft. entrance for the athletic fields and the construction of an approximately 9,900 sq. ft. addition to the existing field house for an indoor track expansion, as well as improvements to bleachers and storage concessions. In addition, site improvements will be undertaken including replacement of the athletic track, existing football field upgrades and a new artificial turf field with lighting and bleachers (approx. 500 seats), as well as the addition of pavement and drainage improvements,

including expansion of the existing field house parking lot (approx. 40 spaces), track parking (approx. 30 spaces), as well as Americans for Disability Act parking (“ADA”) (approximately 6 spaces to be added) for the baseball fields, as well as pavement replacement along portions of the Stendahl Parkway. Further, the existing south student parking lot will be renovated to create a new parent drop-off with additional parking. In addition, the existing bus transportation operations area with the bus garage will become car parking once the proposed new bus facility is constructed. Further, site work will include pavement replacement, as well as additional improvements and renovations similar to those referenced above; (ii.) the New Transportation Building, site improvements including storage tanks and Salt Storage Building (hereinafter “the transportation building”): Includes relocating the bus facility currently located on the existing high school campus to a new undeveloped 18 acre parcel owned by the District located on Walden Avenue, less than 2 miles east of Central Avenue and which will include a 17,000 sq. ft. building for offices, break room, shop area, as well as 7 service bays, 4 permanent bus lifts, 1 portable bus lift, wash bay, and a storage space. In addition, the new facility will contain a 3,500 sq. ft. salt storage building and fuel island with underground or aboveground fuel tanks with such tanks to be installed in accordance with applicable regulations. Site work will also include asphalt pavement for approximately 110 buses and 130 cars, security fencing with gates, stormwater management facilities and the addition of landscaping features. In addition, site work will include pavement replacement, as well as additional improvements and renovations similar to those referenced above; (iii.) the Lancaster Middle School (“the middle school”): Includes internal and external building improvements including masonry restoration, replacement of exterior doors and windows, the installation of building access controls, and construction and/or replacement or upgrades to interior walls and doors, floors and ceilings,

interior stairs and an elevator as more fully identified in Project plans on file with the District. Further, internal and external electrical distribution elements will be added or replaced including, lighting fixtures and emergency exit lights, communication systems, clocks and telephones. In addition the middle school will add plumbing improvements and drainage system improvements, heating and cooling system upgrades and/or repairs, as well as other items such as the addition or replacement of security cameras. Proposed work at the middle school will also consist of renovations to the auditorium and library upgrades. In addition, site work will include pavement replacement, as well as additional improvements and renovations similar to those referenced above; (iv.) Como Park Elementary School: Includes building and site improvements including replacement of exterior doors, windows and replacement or upgrades to building access controls, plumbing and drainage systems, heating and cooling systems as more fully set forth in the Project plans on file with the District, as well as renovations and upgrades to the library. In addition, work will include pavement replacement, as well as additional improvements and renovations similar to those referenced above; (v.) Court Street Elementary School: Includes building renovations including masonry restoration, exterior doors and windows, and building access controls, floors and ceilings, internal and external electrical distribution, heating and cooling systems as more fully set forth in the Project plans on file with the District, and other items such as auditorium seating and stage rigging as more fully set forth in the Project plans on file with the District. In addition, work will include renovations to the auditorium for ADA seating and upgrades to the library. Further, site work will include pavement replacement, as well as additional improvements and renovations similar to those referenced above; (vi.) Hillview Elementary School: Includes building and site improvements including masonry restoration, the replacement or upgrades to exterior doors and windows, and building access

controls, interior walls and doors, floors and ceilings, as more fully set forth in the Project plans on file with the District, as well as upgrades or replacement of internal and external electrical distribution systems, lighting fixtures and emergency exit lights, plumbing and drainage systems, and heating and cooling systems. Further, work includes renovations to the existing storm drainage system, existing art room renovations, as well as limited renovations to the health office, as well as some classroom mill work and upgrades to the library. Additionally, site work will include water and sanitary drainage improvements, improvements to athletic fields and tennis courts as well as to upgrades and/or replacements to bleachers associated with the athletic fields. In addition, work will include pavement replacement, as well as additional improvements and renovations similar to those referenced above; (vii) John A. Ciole Elementary School: Includes building and site improvements including internal and external electrical distribution work, plumbing and drainage system upgrades and heating and cooling systems as more fully set forth in the Project plans on file with the District, as well as renovations to the auditorium for ADA seating and upgrades to the library. In addition, improvements to the bleachers associated with the athletic fields. Further, work will include pavement replacement, as well as additional improvements and renovations similar to those referenced above; (viii) Central Elementary School: includes building and site improvements, including renovations to include masonry restoration, replacement and/or upgrades to exterior doors and windows, and building access controls, and upgrades to floors and ceilings, as well as to internal and external electrical distribution systems, including the replacement of lighting fixtures and emergency exit lights, work to upgrade etc. heating and cooling systems, and the replacement and upgrades to other items such as security cameras and clocks. In addition, site work including drainage improvements to existing stormwater structures will be undertaken. In addition, work will

include pavement replacement, as well as additional improvements and renovations similar to those referenced above.

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the New York State Environmental Conservation Law and associated regulations including 6 N.Y.C.R.R. 617.1 et seq. (“SEQRA”) the District is required to undertake a review of potential environmental impacts associated with the Project;

WHEREAS, pursuant to the required SEQRA review to be undertaken for the Project, the District previously commissioned its staff and its consultants to assist the District in preparation of the full Environmental Assessment Form (the “ EAF”) including Parts 1 and 2 of that form, and on or about March 6, 2015, and thereafter, the District arranged for the mailing of Part 1 of the full EAF and other Project information to each of the involved agencies and other agencies and officials which such Part 1 identified the features of the Project, and which provided notice of the District’s intent to act as lead agency under SEQRA for the Project;

WHEREAS, the District as detailed above directed the mailing of Part I of the EAF and other Project information on each of the involved agencies for the Project thereby notifying each of them of the District’s intent to act as lead agency for the SEQRA review for the Project, and the District hereby further ratifies the service of such notices by mailing on each of the involved agencies stating the District intent to act as lead agency under SEQRA;

WHEREAS, as no involved agency has objected to the District acting as the SEQRA lead agency for the Project, and more than the maximum time period has passed since the District noticed its intent to act as the SEQRA lead agency for any involved agency to object to the District acting as such agency for the Project, the District has been installed as the SEQRA lead agency for the Project;

WHEREAS, the District has considered the impact on the environment of each of the components of the Project as set forth in more detail below by undertaking a thorough review of conditions and issues associated with construction and development of the Project, including by completing and reviewing the responses provided in the full Environmental Assessment Form including Parts 1 and 2 (formerly referred to as the “EAF”) for the Project which responses analyzed among other impacts and potential impacts those to land, stormwater and ground water, community character, potential impacts to historic, archaeological and other resources, as well as other impacts and by the District reviewing information provided by its Landscape Architect Appel Osborne Landscape Architecture (“Appel Osborne”) and other consultants concerning the Project including potential impacts from same and by the District carefully reviewing the Traffic Assessment prepared by SRF Associates dated March 2015 associated with the construction and operation of the New Transportation Building and associated site work for the bus facility to be encompassed by such construction (“the Traffic Assessment”);

WHEREAS, the District has specifically considered information from other agencies (if any) and it has considered any other comments by other agencies and the public (if any), as well as considering information provided by the District’s consultants including the District’s landscape architect Appel Osborne concerning the Project and potential impacts therefrom;

WHEREAS, the District resolves concerning the Project including based upon the information contained in the completed EAF and the attachments and additions to the such form incorporated into it by reference, as well as based on the other information and comments as detailed above, including the Traffic Assessment, and based upon the notice and determination of negative declaration made herein, the District has determined that the Project will not result in

any significant adverse impact to the environment for the following reasons which are set forth herein as follows:

Name of Action: Lancaster Central School District's 2015 Capital Project

Applicant: Direct Action by the Lancaster Central School District's Board of Education

Type of Action: Type I

Description of Action:

The Project includes among actions those identified on page 1 of this resolution under the first "Whereas" clause.

Location of Action (Project Work):

The locations where the Project work will be undertaken are various and include the school campuses and other buildings associated with the Project owned by the District including: (i) the Lancaster High School, 1 Forton Drive, Lancaster, New York; (ii) the proposed New Transportation Building, 4082 Walden Avenue, Lancaster, New York; (iii) Como Park Elementary School, 1985 Como Park Boulevard, Lancaster, New York; (iv) Court Street Elementary School, 91 Court Street, Lancaster, New York; (v) Hillview Elementary School, 11 Pleasantview Drive, Lancaster, New York; (vi) John A. Ciole Elementary School, 86 Alys Drive, Depew, New York; and (vii) Central Avenue Elementary School, 149 Central Avenue, Lancaster, New York.

NOW THEREFORE BE IT RESOLVED:

Upon a thorough review and due consideration by the District of the full Environmental Assessment Form including the completed answers to Parts 1 and 2 of such form and the

attachments and additions to the such form incorporated into it by reference and consideration of the Traffic Assessment dated March 2015 prepared by SRF Associates, and in consideration of other information, including the reviews completed by the District's landscape architect Appel Osborne, the District makes the following findings:

1. The District has considered the Project pursuant to the parameters and criteria set forth in 6 N.Y.C.R.R. §§ 617.2 and 617.3.

2. The District has classified its review and approval of the Project as a Type "I" action pursuant to 6 N.Y.C.R.R. § 617.4.

3. The District has carefully reviewed the full Environmental Assessment Form including the responses provided to Parts 1 and 2 of same and the attachments thereto that are incorporated into it, as well as considering the other documents referenced previously, including, but not limited to information provided by other agencies (if any), the public (if any) as well as provided by the District's landscape architect, as well as considering the Traffic Assessment completed by SRF Associates, as well as considering the other criteria set forth in 6 N.Y.C.R.R. § 617.7(c). Based on the foregoing analyses and information, the District, through its Board of Education, has thoroughly reviewed the potential relevant areas of environmental concern and finds that the Project will not result in a potential significant adverse impact on the environment for the following reasons:

Impacts to Community Character and Land:

a) The Project will not have a potentially significant adverse impact on land, since the locations associated with the Project including those locations where renovations of District buildings will occur are located on real property and in areas of the community currently used for educational uses, and there will be no change in use for any Project site, except for the

location of the New Transportation Building and salt storage building. As to the New Transportation Building and salt storage building, they are proposed to be located in an area which is zoned for industrial type uses and therefore the construction and operation of the New Transportation Building and salt storage building including a bus facility are appropriate and in keeping with local land use and zoning. Moreover, as indicated, for those components of the Project that do not include the New Transportation Building and salt storage building and associated bus facility, each of the other additions and alterations associated with the Project are proposed for existing District sites with current operations and there is no change in land use proposed, nor is any impact anticipated to the surrounding neighborhoods or setting because such buildings and campuses following implementation of the Project, including from parking improvements and other site improvements associated with the Project at various sites as detailed in the plans for the Project available at the District Offices; in sum the Project structures and sites as detailed herein that already contain educational uses will continue to be operated as educational uses, including to be used for administrative purposes, traditional instructional purposes (including athletics) and support services associated with the District's operations, with the exception of the proposed new transportation building operations. Further regarding the New Transportation and salt storage building operations including the bus facility, those will be conducted on a site which is appropriate for such uses as detailed herein.

Groundwater, Stormwater and Wetlands Impacts:

b) The Project will not have a potentially significant adverse environmental impact on water, including surface (ground) water and stormwater. The Project will not affect any protected water body. Further, in undertaking the Project, the District's contractors shall comply with applicable permit requirements set forth in New York State Department of

Environmental Conservation's ("NYSDEC") State Pollutant Discharge Elimination System Permit program as applicable to the Project sites at issue ("SPDES") including as necessary the District obtaining and complying with any applicable permits for stormwater discharges from construction activities associated with the Project. Concerning the additions proposed for the high school site, because of additional impervious pavement for parking improvements and the proposed construction of a new turf field in the same area of the existing field, stormwater management storage and water quality will be governed by NYSDEC regulations and existing stormwater management located on the high school site may be enlarged in combination with installing subsurface stormwater storage chambers and/or tanks. The chambers and/or storage tanks to be implemented as part of stormwater management at such site will be undertaken in accordance with applicable regulations and pursuant to NYSDEC requirements, including insuring that sizing will be based on final stormwater calculations as required by NYSDEC and applicable regulations. In addition, the stormwater management associated with the New Transportation Building will include plans for subsurface piping to a stormwater management basin located along Walden Avenue for water quantity storage and water quality requirements. The stormwater management proposed for the New Transportation Building will meet all NYSDEC requirements and other applicable regulations. In addition, to the extent other stormwater management controls or measures which are proposed to be installed on the applicable Project sites as detailed in Project plans will be constructed and operated in accordance with applicable regulations, including those promulgated by the NYSDEC for the construction and operation of such facilities. Further, the Project will not have any impacts on state wetlands as none have been identified associated with the sites where Project work will be completed. To the extent any federal wetlands have been identified in proximity to sites that will

be the subject of Project construction, such as the high school site and the New Transportation Building site, those wetlands will be avoided so no impact will result. There will be no potentially significant adverse impact to any non-protected water body. There will be no potentially significant adverse impact to surface or groundwater quality and quantity. The Project involves the use of water from public utilities but there is no evidence demonstrating that such water usage will result in a potentially significant adverse environmental impact to the existing water system. In addition, with the exception for those areas identified associated with the high school site and the New Transportation Building to the extent new facilities are approved, the Project will not alter drainage flow or patterns, or surface water runoff, unless in accordance with applicable requirements and as may be directed by NYSDEC. All activities at the various sites associated with the Project shall be subject to applicable NYSDEC stormwater permitting requirements including those applicable to the Project under the SPDES program as referenced above.

Air Quality Impacts:

c) The Project will not result in any significant adverse impact to air quality from traffic and other operations associated with the Project, including from construction vehicles during construction, as the District finds that there will be no significant negative impacts to air quality from the Project including from construction activities. Further, the site improvements associated with the high school site, including new parking on that and such improvement on any other Project sites as identified where similar improvements are proposed are not anticipated to result in significant increases in the number of vehicle trips, pickups, delivery vehicles and/or faculty or student vehicles. There will be a small increase in parking spaces for example at the high school site, but that will be offset by the reduction in bus traffic

volume during the day because of the relocation of such traffic to the New Transportation Building. As such, there is no indication that there will be significant impacts to air quality from changes in the number of vehicles associated with the high school site or at any other sites where such parking or similar improvements are proposed as part of the Project. Similarly, the New Transportation Building will increase traffic and alter existing traffic patterns on Walden Avenue, but the Traffic Assessment completed by SRF Associates concludes that such increases will not materially degrade levels of service on associated streets, nor is there any indication of material impacts to air quality from increased vehicle trips on Walden Avenue or associated streets. Similarly none of the parking improvements referenced in the Project plans, including at the high school site is expected to result in a significant increase in vehicle trips so as to significantly negative impact air quality.

Impacts to Plants and Animals:

d) The Project will not result in a significant adverse impact on plants or animals, based upon the Project review conducted by the District's landscape architect including after it reviewed and analyzed pertinent information from among other sources, the NYSDEC Enviromapper Program for the Project sites at issue.

Impacts on Agricultural Resources:

e) The Project will not result in a significant adverse impact on agricultural resources, as available information reviewed by the District's consultant indicates that there are no established agricultural districts within or contiguous to any of the school campus locations associated with the Project or the location proposed for the New Transportation Building.

Impacts of Aesthetic Resources:

f) The Project will not have a potentially significant adverse impact on aesthetic resources. As proposed building additions and site work associated with the Project will be undertaken so as to be consistent with the current use of the property and buildings encompassed by the Project which are for educational uses, including administrative uses, athletic uses and instruction uses with the exception of the additional of the New Transportation Building. Thus, it is not anticipated that the Project will have any adverse impact to aesthetic resources, including to the neighborhoods where Project work will be undertaken on existing District campuses where educational uses are currently undertaken. Further, with regard to the New Transportation Building and salt storage building (and encompassing the bus facility operations) because land use in the area of the New Transportation Building is zoned for industrial-type uses it is not anticipated that the New Transportation Building and salt storage building will be appropriate for the location of them, and they will not cause any significant adverse impacts.

Impacts to Historic and Archeological Resources:

g) The Project will not result in any potentially significant adverse impact to historic or archaeological resources. The District's architect has determined the Project is not anticipated to result in any significant impacts on listed historic resources based on information provided by its landscape architect, but in any event, the District will nonetheless consult with the New York State Department of Education and the Office of Parks, Recreation and Historic Preservation ("SHPO") concerning certain aspects of the Project. The District's consultation with SHPO will be undertaken to confirm that any renovations and other work proposed that

could potentially result in a significant adverse impact, and as appropriate, the District will incorporate into the Project reasonable measures that might be identified by SHPO to avoid such significant negative impacts. In addition, while the Project will be constructed in the areas designated as potentially containing archeological resources, including areas defined as archeologically sensitive. To the extent that the New Transportation Building is located in an archeologically sensitive area reasonable measures will be implemented as appropriate, including reasonable measures as may be recommended by SHPO in order to avoid any significant adverse impacts. Further, as detailed herein no such significant adverse impacts are anticipated because Project development, construction and operations with the exception of the New Transportation Building operations including the salt storage building will be limited to existing structures and campuses that have been used for educational purposes for many years, and any additions (including athletic fields, etc.) proposed under the Project are consistent with those previous uses, and the construction and renovations to be undertaken for the Project will be designed and implemented so as to be consistent with those previous and current uses. Further, the New Transportation Building and salt storage building operations are not anticipated to have any such significant negative impacts for the reasons detailed above, including because of the zoning classification for such site and the uses in the area.

Impacts on Open Space and Recreation:

h) The Project will not have a potentially significant adverse impact on existing open space and recreation. For those District sites which are currently devoted to educational uses that are proposed to be modified or altered under the Project, they will continue to be used in the same manner and thus no potentially significant adverse impact is anticipated to open space and recreation as any which may be used by the community will still continue to

exist in the same general condition as it does now; any changes from the addition of any parking or transportation measures at the high school or at any of the other Project sites where such improvements are planned, any acreage impacted by such improvements is anticipated to have minimal impact on the overall sites and any open space or recreational features associated with them. For the New Transportation Building site, because the area associated with the New Transportation Building and Salt Storage Building are located in an area that has an industrial zoning designation, it is not expected that the uses associated with the bus garage and transportation facility as well as salt storage building will have any significant adverse impact on open space or recreation given the zoning associated with the site on which the proposed New Transportation Building will be constructed.

Impacts on Critical Environmental Areas:

i) The Project will not have a potential significant adverse impact on a Critical Environmental Area as designated pursuant to 6 N.Y.C.R.R. § 617.14(g) of the SEQRA regulations as the District has been informed by its landscape architect that no such areas are encompassed by the Project.

Impacts on Transportation (Traffic):

j) The Project will not have a significant adverse impact on transportation or to the existing traffic patterns and flow as any changes proposed by the Project to District sites where current District operations are taking place, including the high school site are relatively small and any such changes are designed to aid the flow of traffic, including based on changes to the bus loop configuration as referenced herein. For example, to the extent that improvements to the high school site include additional parking and other impervious surface areas and changes in

flow patterns associated with pickup and drop off, no significant change in the number of vehicles or vehicle trips are anticipated. Furthermore, because bus transportation activities will be shifted from the high school to the New Transportation Building, a decrease from such bus traffic on the high school site will occur. In addition, no potentially significant adverse impact to transportation is anticipated from development of the New Transportation Building and salt storage building (including bus facility operations) because as detailed in the SRF Associates March 2015 Traffic Assessment, it is believed that the additional vehicular trips associated with the New Transportation Building, including bus traffic, will not have a significant adverse impact on Walden Avenue or the area, as those areas are determined to have more than sufficient capacity to handle such traffic while maintaining levels of service at or above acceptable standards. Further, the District will install as appropriate and with the authorization of the applicable agencies, including the department of transportation, the following two measures as detailed in the Traffic Assessment to address potential impacts, including: 1. a left turn lane; and 2. dedicated entrance and exit points for the site.

Impacts Related to Noise and Odors:

k) The Project will not have a significant adverse impact from objectionable noise and odor. While during Project construction there will be some noise and potential odors from heavy equipment, same are not anticipated to be of any significant duration, and will be within the normal range of such noise and odor issues for construction projects of the size proposed under the Project. Some additional noise impacts may be associated with the changes to the high school site due to a proposed sound/scoreboard system, but it is anticipated that such noise will not cause significant undue impacts to surrounding areas that are sensitive to such

impacts. Further, it is not anticipated that the construction of the proposed New Transportation Building and salt storage building will cause significant changes to noise or odors in the area, as any traffic associated with such bus transportation operations on the new site is within the capacity of Walden Avenue and the areas around Walden Avenue to accept any such additional traffic associated with the new construction.

Impacts on Local Utilities:

1) For the reasons set forth in EAF, no adverse impact is expected on local utilities from the Project, including to such utilities after the Project becomes operational. Thus, no such significant adverse impacts are anticipated based on water usage, or from sewer usage associated with the Project, including sanitary sewers and other public utilities. Further, any energy usage from the Project is well within the capacity of the service providers at issue, including any such use associated with the New Transportation Building and salt storage building.

NOW THEREFORE BE IT FURTHER RESOLVED:

Based on the foregoing, the District finds that the Project will not have a significant adverse environmental impact in accordance with the New York State Environmental Quality Review Act, Article 8 of the New York Environmental Conservation Law and, in particular, pursuant to the criteria set forth at 6 N.Y.C.R.R. § 617.7 (a)-(c) of the SEQRA regulations. The District thus issues this Negative Declaration pursuant to SEQRA and directs the following be undertaken and/or makes the following additional findings:

1. A notice of this Negative Declaration shall be filed and/or published to the extent required by the SEQRA regulations, and as the District may deem advisable. The findings and

conclusions relating to the determination of significance contained within the Notice of Negative Declaration are hereby adopted and incorporated by reference into this Resolution as applicable.

2. This Resolution has been prepared in accordance with Article 8 of the New York Environmental Conservation Act by the Lancaster Central School District Board of Education, with offices located at 177 Central Avenue, Lancaster, New York 14086.

3. The Lancaster Central School District Superintendent or his or her designee is authorized to file the negative declaration in accordance with the applicable provisions of the law.

4. The requirements of SEQRA have been satisfied.

Moved by: Mackay Seconded by: Nowak

Aye Graber Nay _____ Absent Buchert

Unteg _____

Gallagher _____

Mackay _____

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Accepted 6

Denied 0

Dated: April 13, 2015
Lancaster, New York

For further information contact: Jamie Phillips, Assistant Superintendent of Business and Support Services, Lancaster Central School District at: 177 Central Avenue, Lancaster, New York 14086; (716) 686-3213; jphillips@lancasterschools.org.

A copy of this negative declaration resolution and notices, as well as the documents on which it is based, including the completed Full Environmental Assessment Form and its attachments will be kept on file with the Lancaster Central School District at its administrative offices located at the above, and shall be filed and provided to the agencies and individuals as required under applicable New York State law and as deemed appropriate by the Lancaster Central School District Board of Education.