



HALDANE CENTRAL SCHOOL DISTRICT **CAMPUS MASTER PLAN**

Presentation to the Board of Education
11.15.2022

CSARCH

PA PASSERO ASSOCIATES
engineering architecture

Agenda

1. Concept - Existing vs Proposed
2. Athletics
3. Circulation
4. Parking
5. Outdoor Education

1. SITE MASTERPLAN CONCEPT



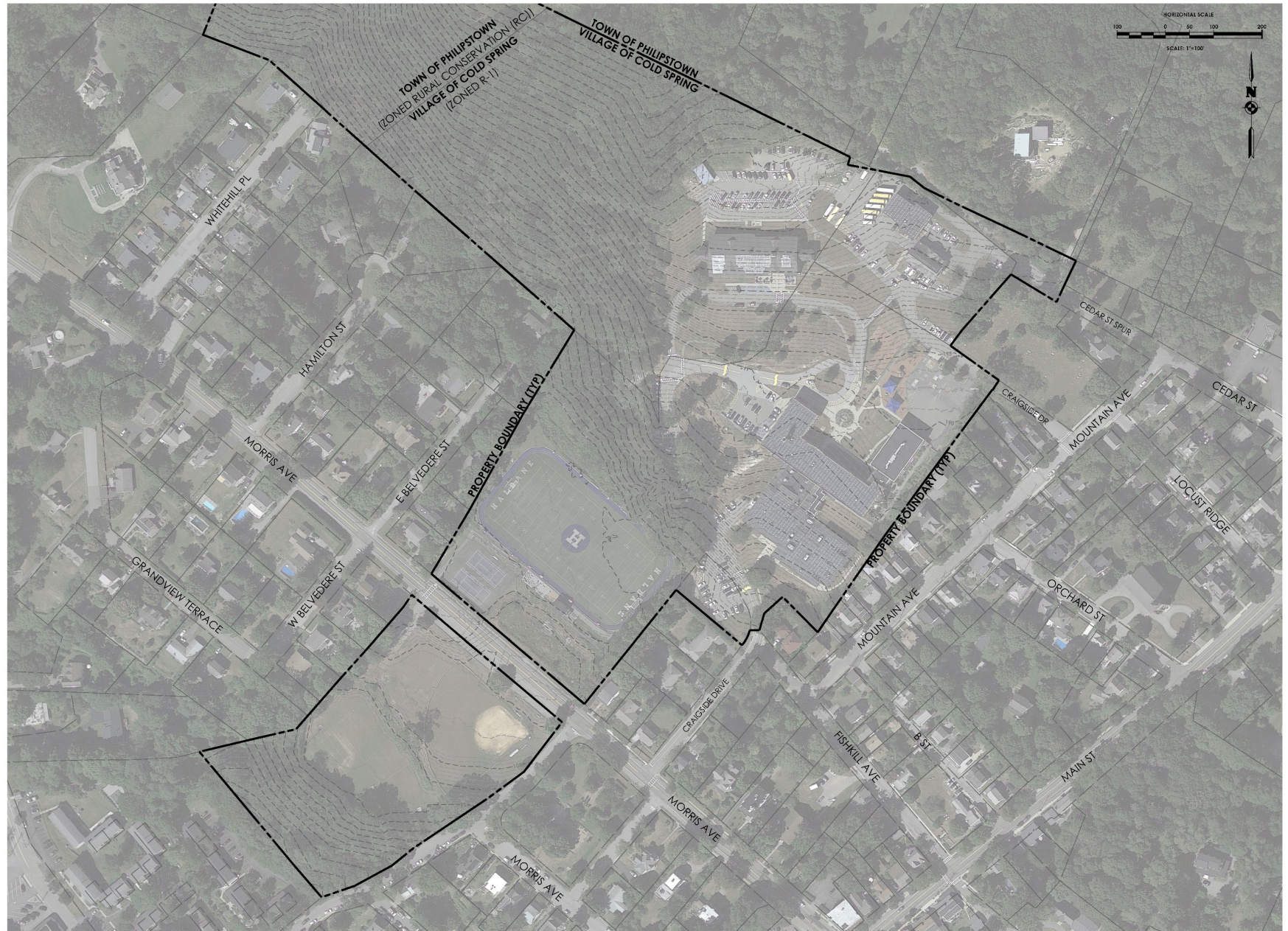
SITE DATA

1. TAX ACCOUNT NUMBER: 40.8-3-9, 40.8-4-17, 37.20-2-28, 37.2-19, 37.20-2-29, 37.20-2-30
2. PARCEL ADDRESSES: 37 MORRIS AVE. N CRAIGSIDE DR, CEDAR ST, ROUTE 90, 20 CEDAR ST
3. TOTAL PARCEL AREA: 34.56 ACRES
4. AREA OF DISTURBANCE: TBD
5. EXISTING ZONING: R-1
6. EXISTING USE: SCHOOL
7. PROPOSED USE: SCHOOL
8. AREA REQUIREMENTS:

ZONING DISTRICT: R-1

	REQUIRED	PROPOSED
LOT		
WIDTH	75'	
DEPTH	75'	
AREA	7,500 SF	
BLDG COVERAGE	50% MAX	
SETBACK		
FRONT	25'	
SIDE	10'	
REAR	20'	
BUILDING		
HEIGHT	35', 2.5 STORIES	
PAVING		
STAIRS QTY.		
STAIR SIZE	9'x18'	
DRIVE AISLE WIDTH	10'	
NOTES:	SCHOOLS: 11 FOR EACH 12 SEATS OR STUDENTS OR 4 SEATS IN THE AUDITORIUM WHICHEVER IS GREATER	

6. STATE REGULATED WETLANDS (NYSDEC WETLAND INVENTORY): NO
7. FEDERALLY REGULATED WETLANDS (USFWS NWI): NO
8. FLOOD PLAIN (FEMA NFHL): NO
9. PUBLIC WATER PROVIDED BY: TID
10. ELECTRIC SERVICE PROVIDED BY: TID
11. GAS SERVICE PROVIDED BY: TID
12. SANITARY SEWER PROVIDED BY: TID
13. STORM SEWER & DRAINAGE FACILITIES WILL BE TID (PUBLIC/PRIVATE) AND MAINTAINED BY THE OWNER
14. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY



SITE DATA

1. TAX ACCOUNT NUMBER: 48.8-3-9, 48.8-4-17, 37.20-2-28, 37-2-19, 37.20-2-29, 37.20-2-30
2. PARCEL ADDRESSES: 37 MORRIS AVE. N CRAIGSIDE DR. CEDAR ST. ROUTE RD. 20 CEDAR ST
3. TOTAL PARCEL AREA: 34.56 ACRES
4. AREA OF DISTURBANCE: TBD
5. EXISTING ZONING: R-1 HC (RURAL CONSERVATION - PHILPSTOWN)
6. EXISTING USE: SCHOOL
7. PROPOSED USE: SCHOOL
7. AREA REQUIREMENTS:

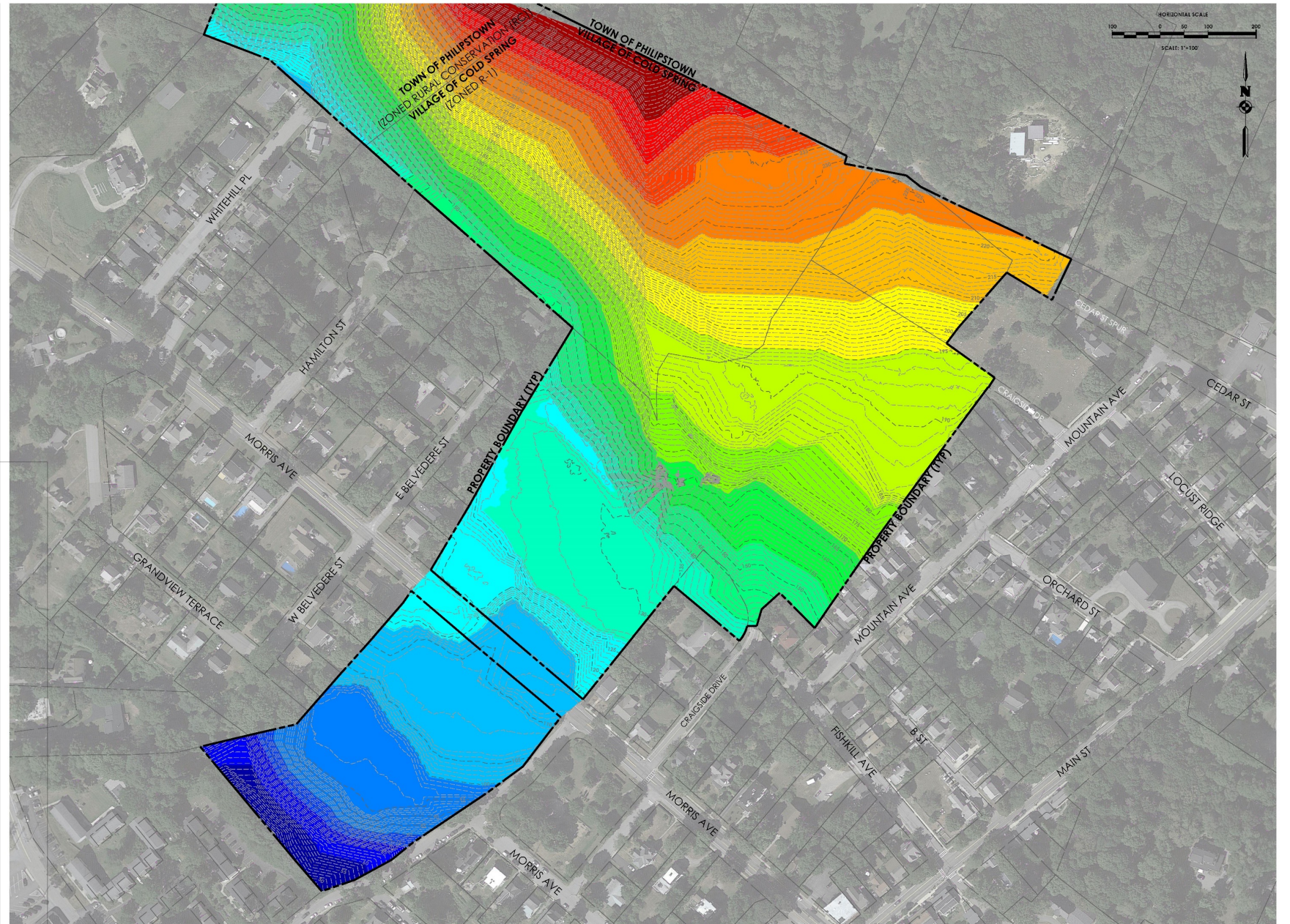
ZONING DISTRICT: R-1

	REQUIRED	PROPOSED
LOT		
WIDTH	75'	
DEPTH	75'	
AREA	7,500 SF	
BLDG COVERAGE	50% MAX	
SETBACK		
FRONT	25'	
SIDE	10'	
REAR	20'	
BUILDING		
HEIGHT	35', 2.5 STORIES	
PAVING		
STALLS QTY:		
STALL SIZE	9'x18'	
DRIVE AISLE WIDTH	10'	
NOTES:	SCHOOLS: 11 FOR EACH 12 SEATS OR STUDENTS OR 4 SEATS IN THE AUDITORIUM WHICHEVER IS GREATER	

8. STATE REGULATED WETLANDS (WYSDC WETLAND INVENTORY): NO CHECKBOX ON SITE YES
9. FEDERALLY REGULATED WETLANDS (USFWS NWI): X
10. FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 34077C0002 DATED: 3/3/2013 X
11. PUBLIC WATER PROVIDED BY: TBD
12. ELECTRIC SERVICE PROVIDED BY: TBD
13. GAS SERVICE PROVIDED BY: TBD
14. SANITARY SEWER PROVIDED BY: TBD
15. STORM SEWER & DRAINAGE FACILITIES WILL BE TBD (PUBLIC/PRIVATE) AND MAINTAINED BY THE OWNER
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ELEVATION BANDING LEGEND

#	COLOR	MIN ELEV (FT)	MAX ELEV (FT)	AREA (ACRES)
1		46.2	59.7	0.91
2		59.7	72.1	0.78
3		72.1	80.1	0.68
4		80.1	99.8	4.57
5		99.8	113.8	4.03
6		113.8	127.4	2.20
7		127.4	139.7	3.46
8		139.7	154.4	2.51
9		154.4	168.0	2.47
10		168.0	181.6	2.66
11		181.6	195.1	4.54
12		195.1	208.6	2.60
13		208.6	222.1	3.36
14		222.1	235.7	2.83
15		235.7	248.0	1.35
16		248.0	259.1	0.90
17		259.1	274.7	0.93
18		274.7	304.0	0.15
19		304.0	304.2	0.00
20		304.2	317.0	0.02



SITE DATA

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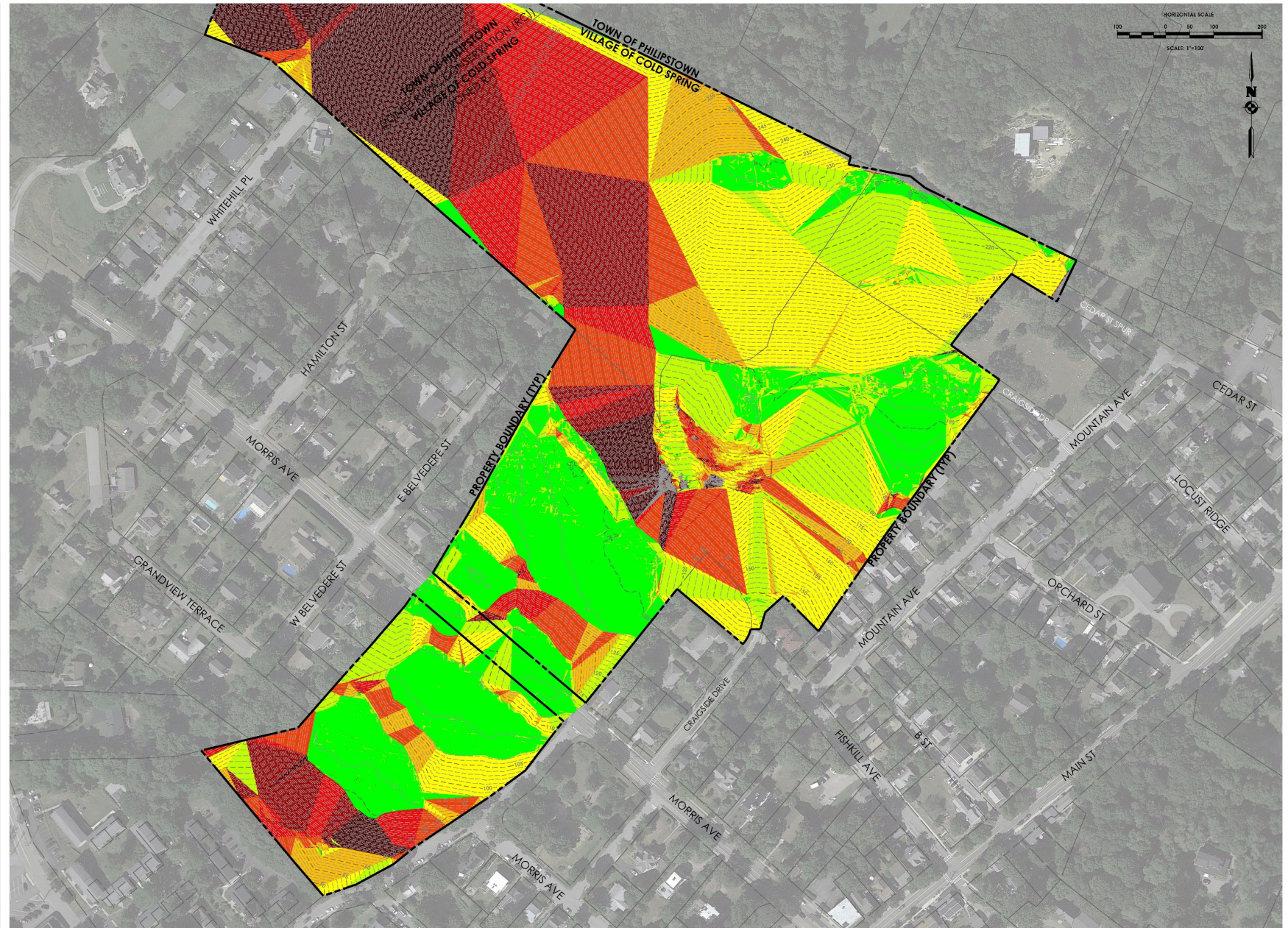
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NOTES:	SCHOOLS: 11 FOR EACH 10 SEATS OR STUDENTS OR 4 SEATS IN THE AUDITORIUM WHICHEVER IS GREATER	

9. STATE REGULATED WETLANDS (WYSDC WETLAND INVENTORY): CHECK ONE ON SITE
NO YES
10. FEDERALLY REGULATED WETLANDS (USFWS NWI):
FLOOD PLAIN (FEMA NFHL):
FIRM PANEL: 34077C000E
DATED: 3/3/2013
X
11. PUBLIC WATER PROVIDED BY: TID
12. ELECTRIC SERVICE PROVIDED BY: TID
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Slope Analysis Legend

#	COLOR	MIN SLOPE (FT)	MAX SLOPE (FT)	AREA (ACRES)
1		0.00%	5.00%	6.95
2		5.00%	10.00%	4.43
3		10.00%	15.00%	7.04
4		15.00%	20.00%	2.10
5		20.00%	25.00%	3.28
6		25.00%	30.00%	2.54
7		30.00%	35.00%	3.07
8		35.00%	100.00%	4.74



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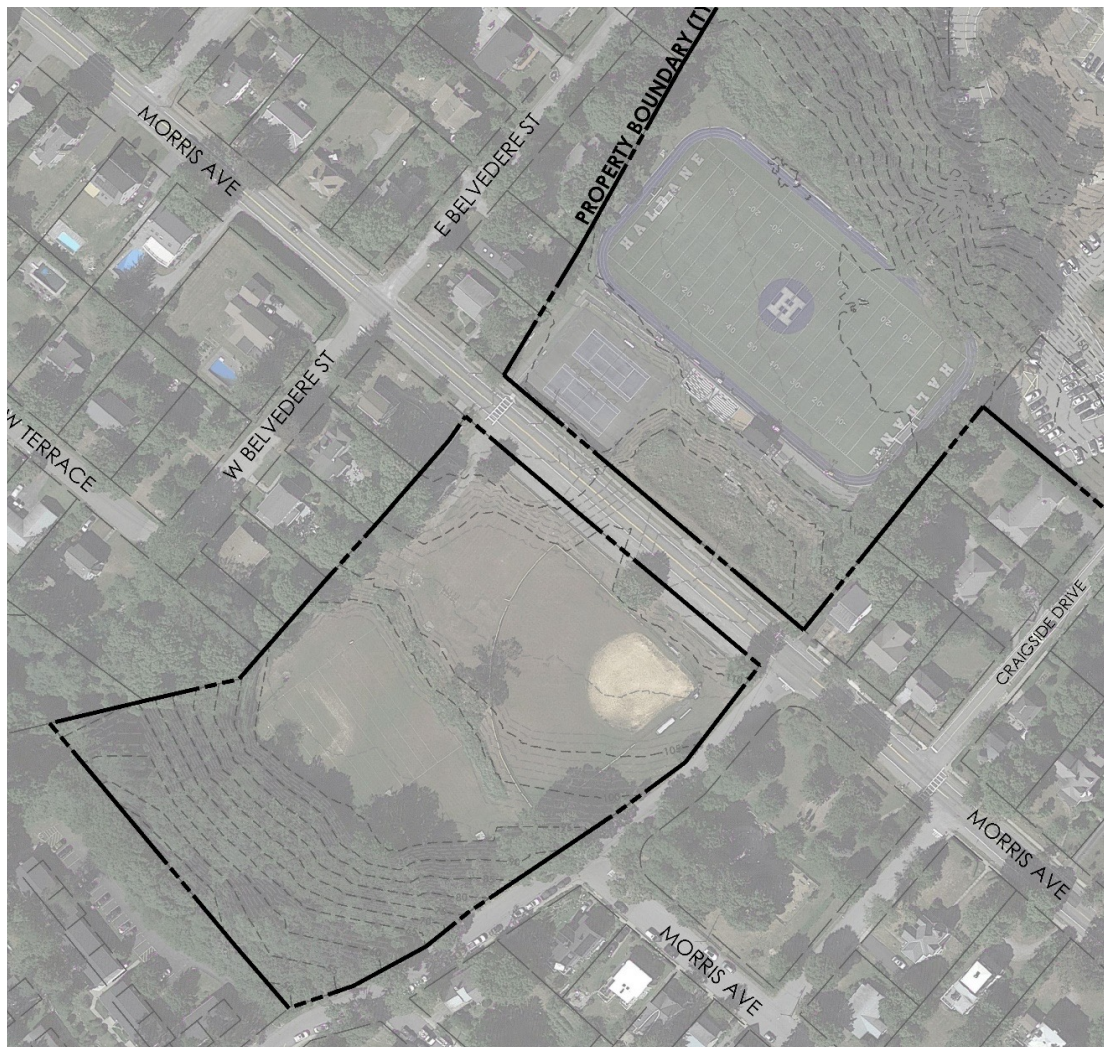
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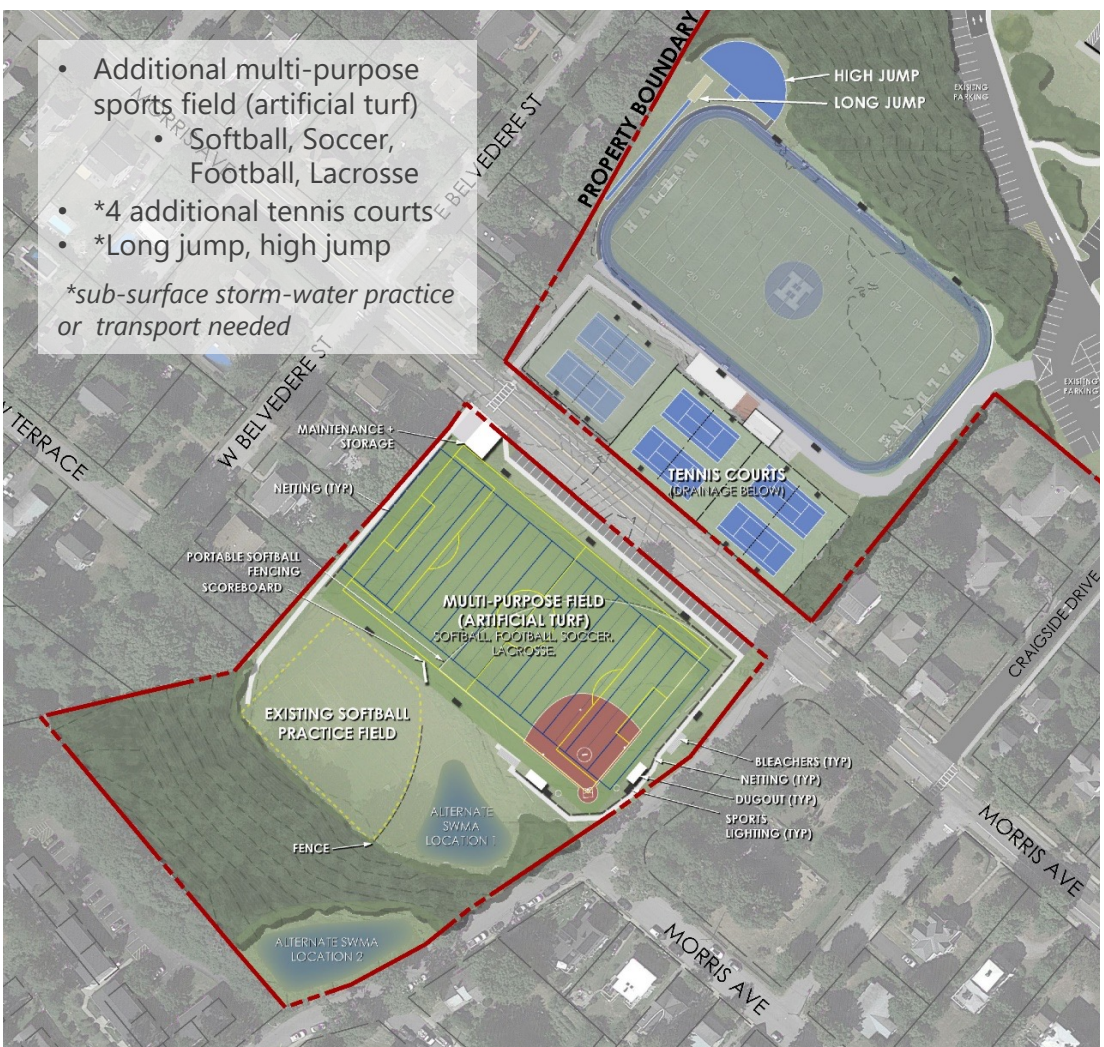
ATHLETICS



ATHLETICS



EXISTING



PROPOSED

MAYOR'S PARK



RECOMMENDATION:

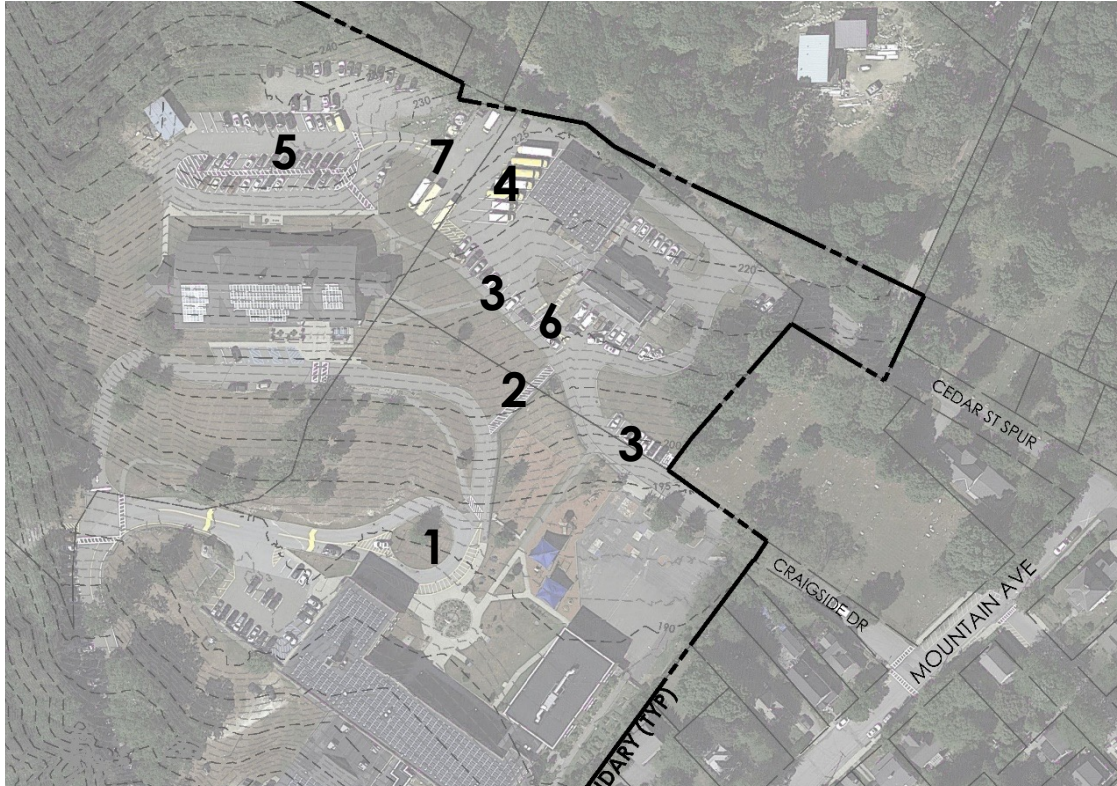
- Pursue agreement with the town for improvements, maintenance, and use of the baseball field



CIRCULATION

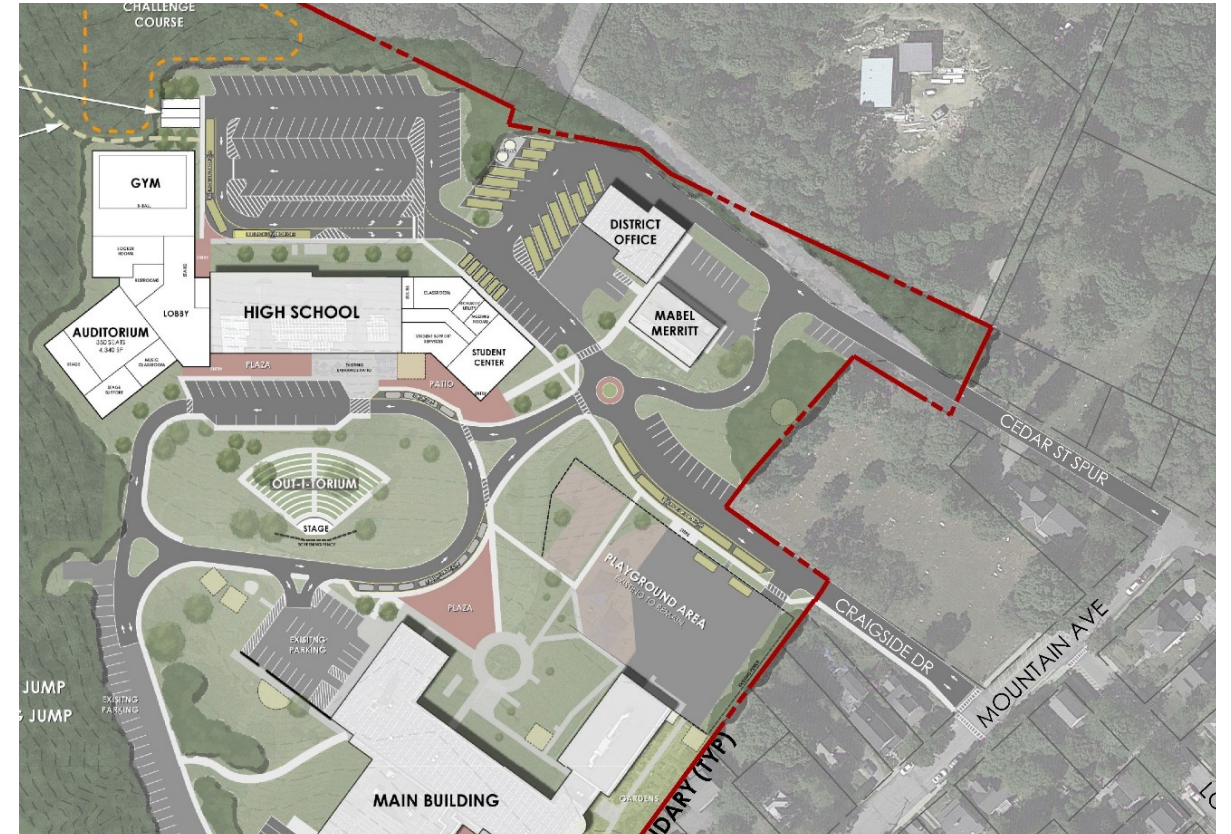


CIRCULATION



EXISTING

1. Round-about is redundant
2. North side disconnected from south side (except for emergency/pedestrian access way)
3. Lack of bus loading/unloading areas
4. Insufficient bus parking
5. Insufficient vehicle parking
6. Convoluted circulation/parking
7. Access to N parking lot cuts directly through bus operation



PROPOSED

BUSES ONLY

1

2

CHALLENGE COURSE

GYM

LOCKER ROOM

RESTROOM

LOBBY

AUDITORIUM
300 SEATS
4,340 SF

HIGH SCHOOL

PLAZA

OUTDOOR THEATRE

STAGE

CLASSROOM

STUDENT CENTER

DISTRICT OFFICE

MABEL MERRITT

PLAYGROUND AREA
ENTRY TO MAIN

EXISTING PARKING

MAIN BUILDING

PLAYGROUND

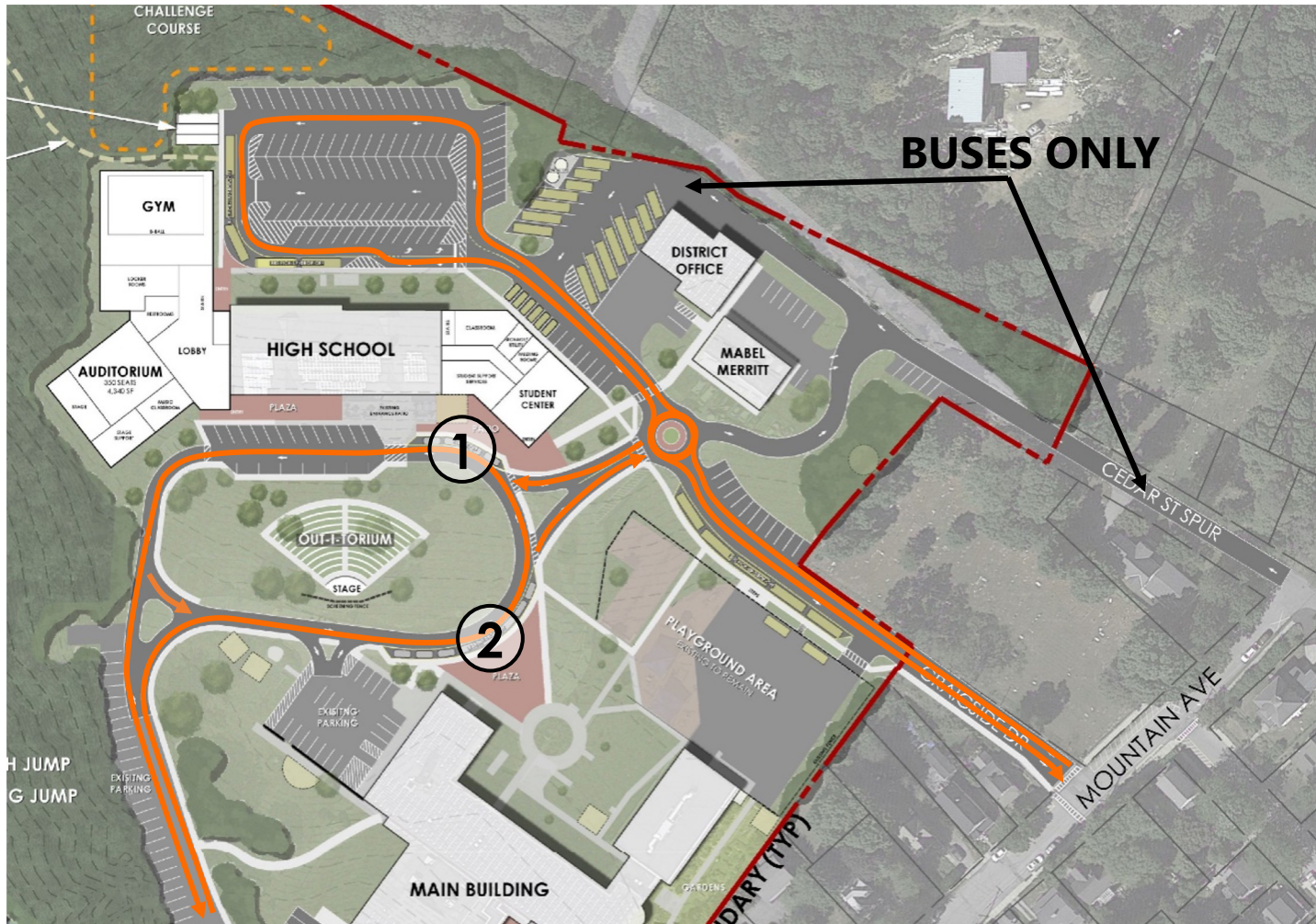
CRAYSIDE DR

MOUNTAIN AVE

BOUNDARY (TYP)

- 1. High school** drop-off/pick-up
 - 5 long buses
- 2. Main building** drop-off/pick-up
 - 5 long buses stacked
 - 2 short buss (load within playground asphalt)

CIRCULATION - CARS



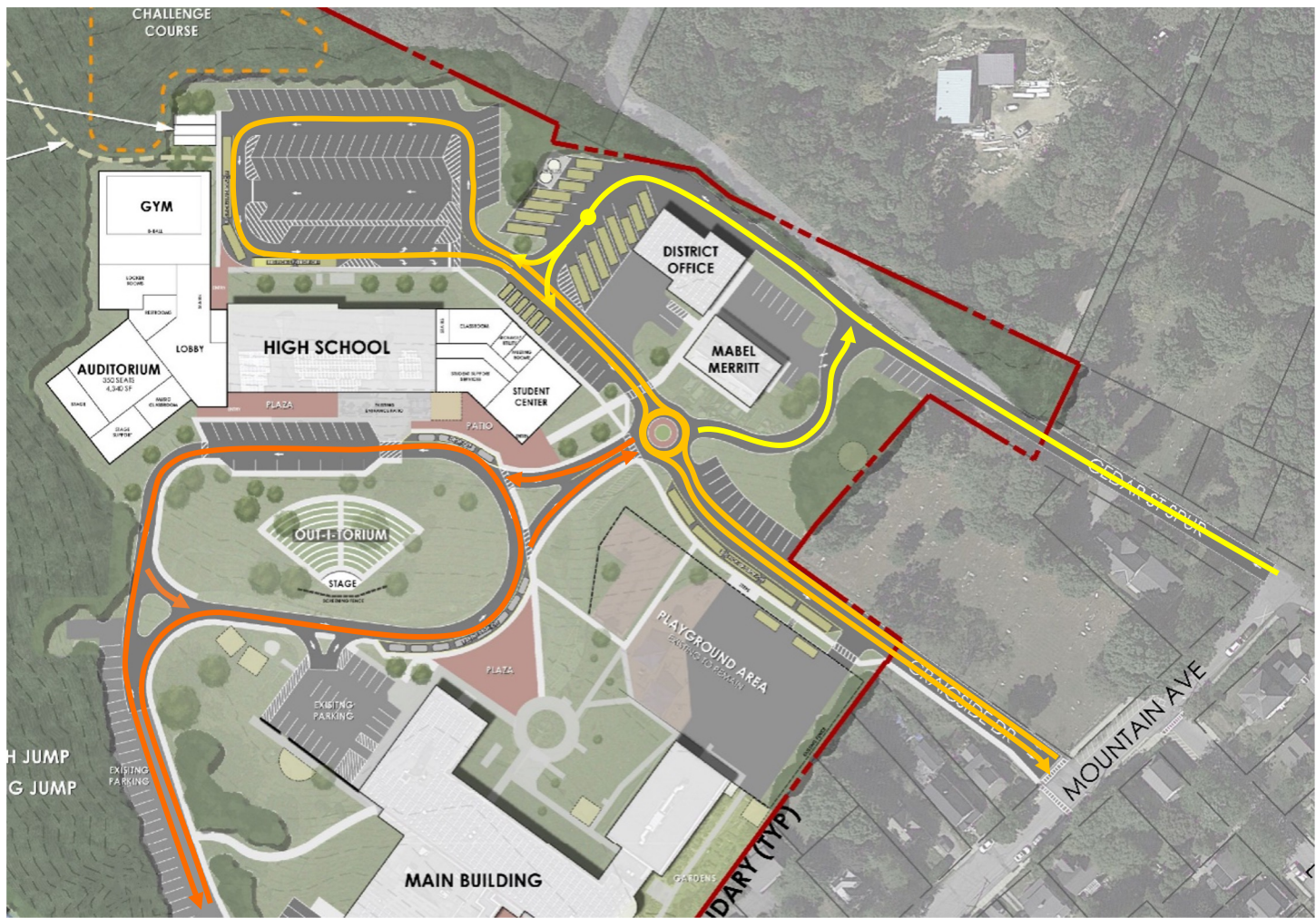
1. High school parent drop-off/pick-up

- Existing - 2 cars
- Proposed - 4 cars

2. Main building parent drop-off/pick-up

- Existing - 6 cars
- Proposed - 8 cars

CIRCULATION - COMBINED



BUSES ONLY

BUSES AND CARS

CARS

PARKING



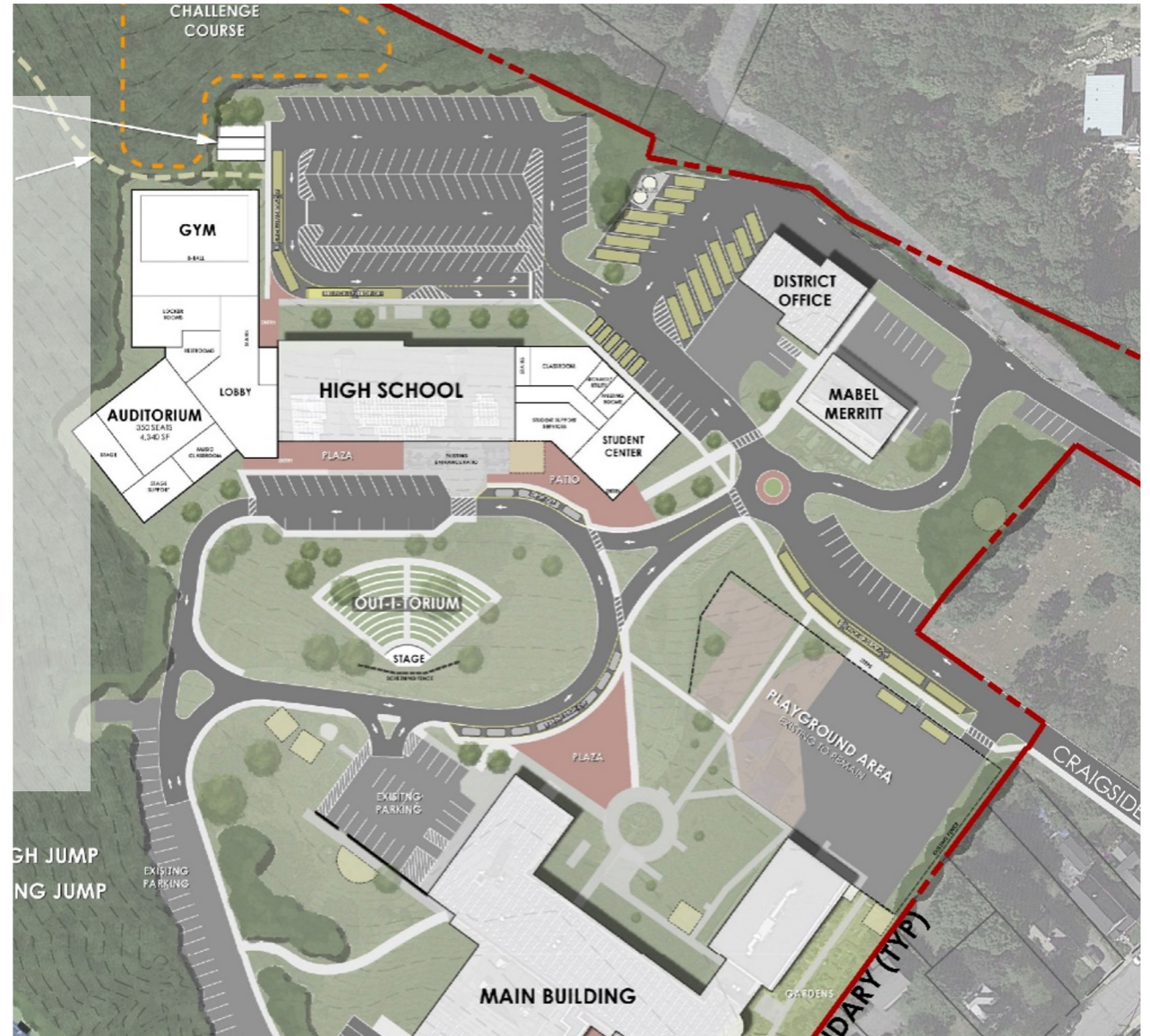
PARKING

Existing

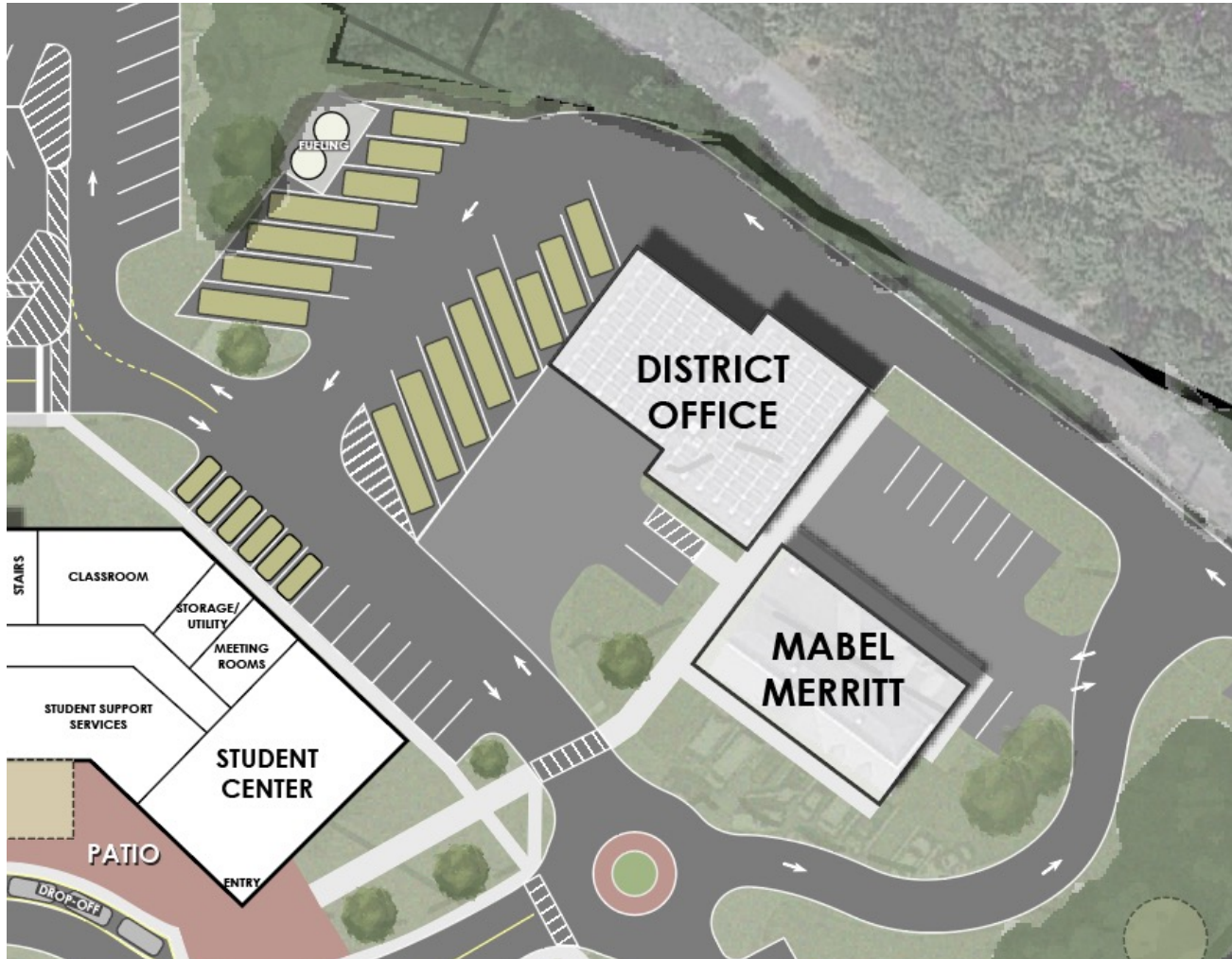
- 145 existing paved parking (staff)
- 25 existing gravel parking spaces (students)
- *170 total existing*

Proposed

- Add 59 paved spaces
- Eliminate +/- 25 gravel spaces
- *209 total proposed*
- ***34 total additional spaces***



BUS/TRANSPORT PARKING



- Parking capacity for entire fleet:
 - 9 full size buses
 - 6 short buses
 - 6 mini-vans
- Future electric vehicle charging

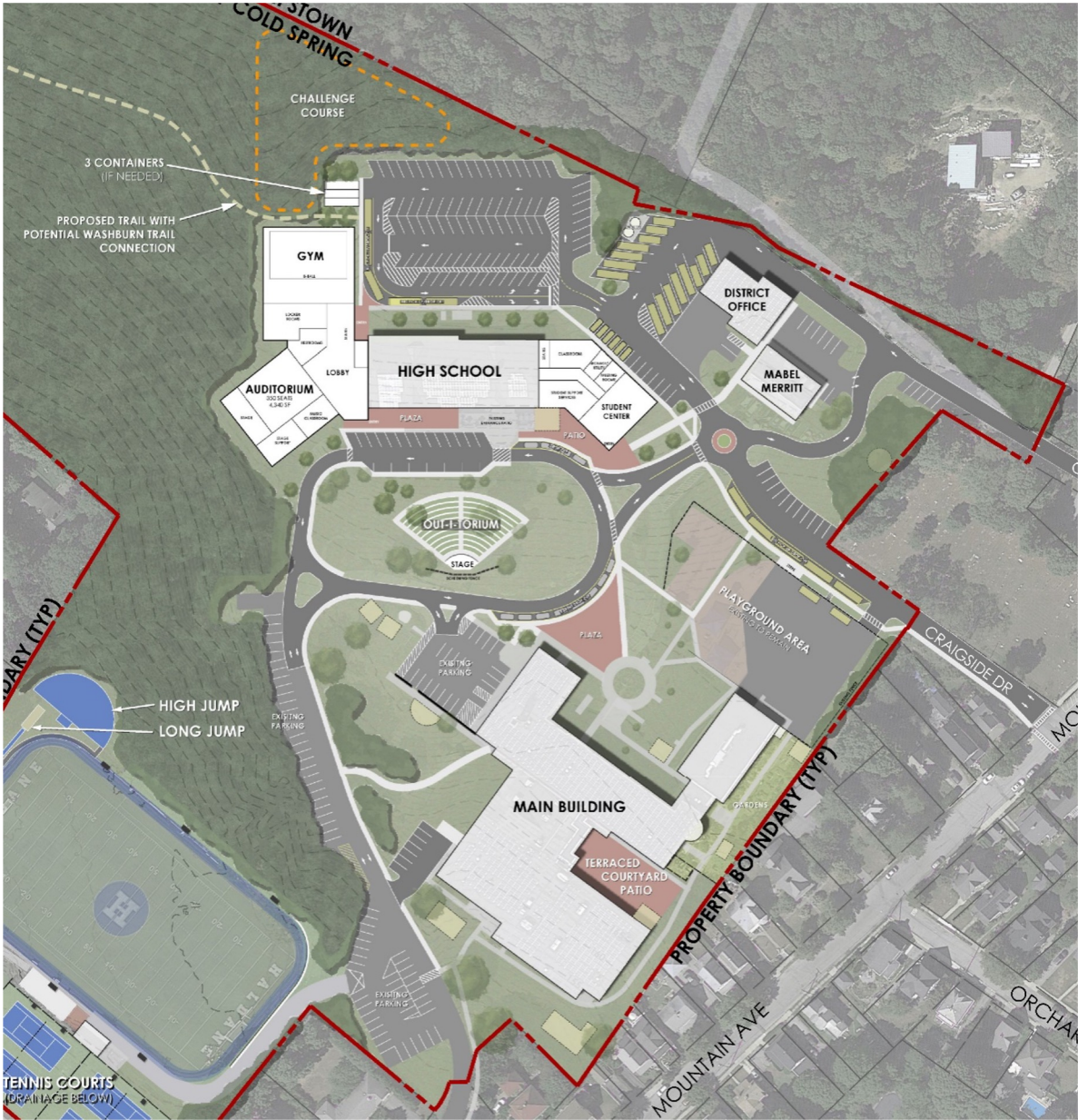
OUTDOOR LEARNING



OUTDOOR LEARNING



DENOTES PRIORITY SITES





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