



WELCOME

November 29, 2023

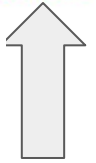
**CUFSD Maple Avenue Building
Community Forum**



Chester Union Free School District
Student Centered-Future Focused-Team Driven

[Home](#) [District](#) [Parents](#) [Board of Education](#) [Departments](#) [Athletics](#) [Maple Ave Info](#) [Calendar](#)

Maple Ave Info



- [Important Information](#)
- [Building History](#)
- [Frequently Asked Questions](#)
- [Community Survey](#)

<https://www.chesterufsd.org/domain/1345>



2023-2024

MAPLE AVENUE BUILDING

Presentation of District Options



2023-2024

MAPLE AVENUE BUILDING

**Presentation of Community
Survey Results**



AGENDA	
7:00 pm – 7:30 pm	<p>Overview of the Maple Avenue Building Options for Consideration & Community Survey Results Presentation</p> <ul style="list-style-type: none"> • Community Engagement Timeline • Communication Efforts to Promote Survey Participation • Participant Engagement • Option Preferences • Additional Information/Clarification
7:30 pm – 8:30 pm	<p>Open Forum: Community Input</p> <p>Any community member interested in sharing their opinion or concern is welcome to participate. In the interest of providing an equitable opportunity for all participants to speak:</p> <ul style="list-style-type: none"> • Please use one of the two microphones located at the end of the aisles. • Please be sure to keep your comments/questions to 3 minutes. <p>Should you reach the three-minute time limit, we kindly ask that you allow the next participant in line the opportunity to voice their opinion or concern. Thank you.</p> <hr style="width: 30%; margin-left: auto; margin-right: auto;"/> <p>Any questions that you may have following this meeting may be sent to mapleavenue@chesterufsd.org. These will be answered and added to the FAQ located on our website under the "Maple Ave Info" tab.</p>



MAPLE AVENUE BUILDING **Presentation of District Options**

The District needs to make a decision on the Maple Avenue building reflective of the future needs of our students and the input of the Chester community.



MAPLE AVENUE BUILDING Community Engagement

DATE	COMMUNITY ENGAGEMENT	OBJECTIVE
Thursday, October 5, 2023	CUFSD Parent Advisory Panel Meeting	Overview of District Goals Presentation of Maple Avenue Options for Consideration Input on community survey and presentation on Maple Avenue Representatives (4) identified for Maple Avenue Task Force
Monday, October 16, 2023	Maple Avenue Task Force Meeting #1	Purpose & objectives defined Presentation of Maple Avenue Options for Consideration Input & discussion on results of Maple Avenue Task Force Survey
Friday, October 20, 2023 - Friday, November 3, 2023	Survey open to the community for input	Opportunity for all community members to provide input on the options for consideration.
Wednesday, November 8, 2023	BOE Presentation of Maple Avenue Options for Consideration	Public Presentation of Maple Avenue Options for Consideration
Monday, November 20, 2023	Maple Avenue Task Force Meeting #2	Review Community Survey Results
Tuesday, November 21, 2023	BOE Presentation of Community Survey Results	Public Presentation of Community Survey Results Announce Community Forum Wednesday, November 29
Wednesday, November 29, 2023	Community Forum	Presentation of Maple Avenue Options for Consideration Presentation of Community Survey Results, Input Q & A

Next Steps: Additional information provided specific to option preferences. Community engagement opportunity. Referendum & vote.



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Communication Efforts to Promote Survey Participation

1. CUFSD Parent Advisory Panel / Maple Avenue Task Force
2. Social media platforms
3. District-wide SchoolMessenger text and email
4. CUFSD website
5. The Chronicle local newspaper
6. Board of Education Meetings
7. Survey platform available in multiple languages
8. On-site tech support available by appointment*

**Provided to ensure all community members have an opportunity to participate with on-site assistance and tech support available.*



MAPLE AVENUE BUILDING COMMUNITY SURVEY
Communication Efforts to Promote Survey Participation
 CUFSD Parent Advisory Panel / Maple Avenue Task Force



2023-2024
CUFSD PARENT ADVISORY PANEL MEETING
 October 5, 2023
Chester Elementary School Makerspace
 6:30 pm – 7:45 pm

Maple
 Avenue Task
 Force

AGENDA

TIME	OBJECTIVE
6:30 – 6:45	Welcome & Introductions <ul style="list-style-type: none"> Purpose/Objectives of CUFSD Parent Advisory Panel
6:45 – 7:15	CUFSD District Priorities: 2023-24 District Goals <ul style="list-style-type: none"> Maple Avenue Options for Consideration & Survey
7:15– 7:45	Panel input & discussion on Maple Avenue Options & Survey <ul style="list-style-type: none"> Interest in participation on the Maple Avenue Task Force Panel input & discussion on priority topics for future meetings



10/16/23

11/20/23



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Communication Efforts to Promote Survey Participation

Social media platforms



Chester Union Free School District

October 20 at 2:00 PM · 🌐

As we explore the future of the Maple Avenue building, your opinions and insights are critical to this process. Please take our survey to anonymously share your thoughts, ideas, and concerns and rate those shared by others.

To take this survey, visit <https://tejoin.com/scroll/642763434>.

To learn more about the survey and the topic, including the Oct. 16 Maple Avenue Task Force meeting, visit

www.chesterufsd.org/mapleavenue

If you require on-site support due to limited techno... See more

October 20, 2023



Take our survey!

MAPLE AVE BUILDING

YOUR OPINION MATTERS





MAPLE AVENUE BUILDING COMMUNITY SURVEY

Communication Efforts to Promote Survey Participation

Social media platforms



Chester Union Free School District

October 27 at 1:22 PM · 🌐

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October 27, 2023



Take our survey!

MAPLE AVE BUILDING

YOUR OPINION MATTERS





MAPLE AVENUE BUILDING COMMUNITY SURVEY

Communication Efforts to Promote Survey Participation

Social media platforms



Chester Union Free School District

November 2 at 7:55 AM · 🌐

REMINDER ---- SURVEY CLOSES 11/3

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If you require on-site support due to limited technology access, please contact Lindsay Iannuzzi at 845-469-5052, ext 3401 or lindsay.iannuzzi@chesterufsd.org to schedule an appointment.

Appointments are available from Monday, October 23, 2023, through Thursday, November 2, 2023.

November 2, 2023



Take our survey!
MAPLE AVE
BUILDING

YOUR OPINION MATTERS





MAPLE AVENUE BUILDING COMMUNITY SURVEY

Communication Efforts to Promote Survey Participation

District-wide SchoolMessenger text and email

SchoolMessenger

Dashboard Broadcasts **Reports** System

October 20, 2023

Broadcast Summary - Maple Avenue Building Survey

[Back](#) [Refresh](#) [Save/Schedule](#)

Summary ⓘ

Broadcast Summary:	Broadcast Name	Broadcast Type	Submitted by	Scheduled Date	Scheduled Time	First Pass	Status	Recipients	# of Phones	# of Emails	# of SMS
	Maple Avenue Building Survey	General	cohara	Oct 20, 2023 - Oct 20, 2023	10:00 am - 11:05 am	N/A	Complete	1272	0	1714	1443





MAPLE AVENUE BUILDING COMMUNITY SURVEY

Communication Efforts to Promote Survey Participation

CUFSD website

Maple Ave Info

- Important Information ↗
- Building History ↗
- Frequently Asked Questions ↗
- Community Survey ↗

Community Survey



Your opinion matters. Take the Maple Avenue survey!

The District needs to make a decision on the Maple Avenue building reflective of the future needs of its students and the input of the Chester community.

We value your input and believe community engagement is a cornerstone of successful decision-making. As we explore the future of the Maple Avenue building, your opinions and insights are critical to this process. Together, we aim to build a comprehensive understanding of the considerations at hand, approaching all options with transparency and clarity. A decision by the school board will be put before the community for a vote at a future date to be determined.

[Click here to view or download the 2023-2024 Maple Avenue Building Presentation of District Options from the 10-16-2023 Maple Avenue Task Force meeting.](#) ↕

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SURVEY CLOSING DATE: Friday, November 3, 11:59 pm

Ongoing to date





October 25, 2023

MAPLE AVENUE BUILDING COMMUNITY SURVEY

Communication Efforts to Promote Survey Participation

The Chronicle local newspaper

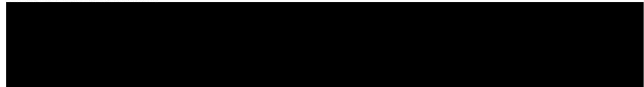
The Chronicle

Home News Local News

Chester Union Free School District begins discussion surrounding Maple Ave. building

Chester. Decide the fate of this no longer used school building.

CHESTER / | 25 OCT 2023 | 02:14



The Chester school district's Maple Ave. building broken down into sections.



The Chester Union Free School District's Maple Avenue Task Force met for the first time on Monday, October 16, to gather input and facilitate a discussion of options and considerations



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Communication Efforts to Promote Survey Participation

Board of Education Meetings



CUFSD BOE MEETING
10/11/2023



CUFSD BOE MEETING
10/24/2023



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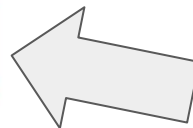
Communication Efforts to Promote Survey Participation

Survey Platform Available in Multiple Languages

What other considerations do you feel should be included as it relates to the Maple Avenue building?

 Language

translated by Google




Get started



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Communication Efforts to Promote Survey Participation

On-Site Tech Support Available by Appointment

 **Chester Union Free School District**
November 2 at 7:55 AM · 🌐

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Maple Ave Info

Important Information	➤
Building History	➤
Frequently Asked Questions	➤
Community Survey	➤

Community Survey

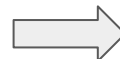
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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Overview of Participant Engagement



Participation stats

 Participants

389

 Thoughts

342

0.9 thoughts shared per participant

 Ratings

6,036

15.5 ratings per participant

 Ratings ratio

18

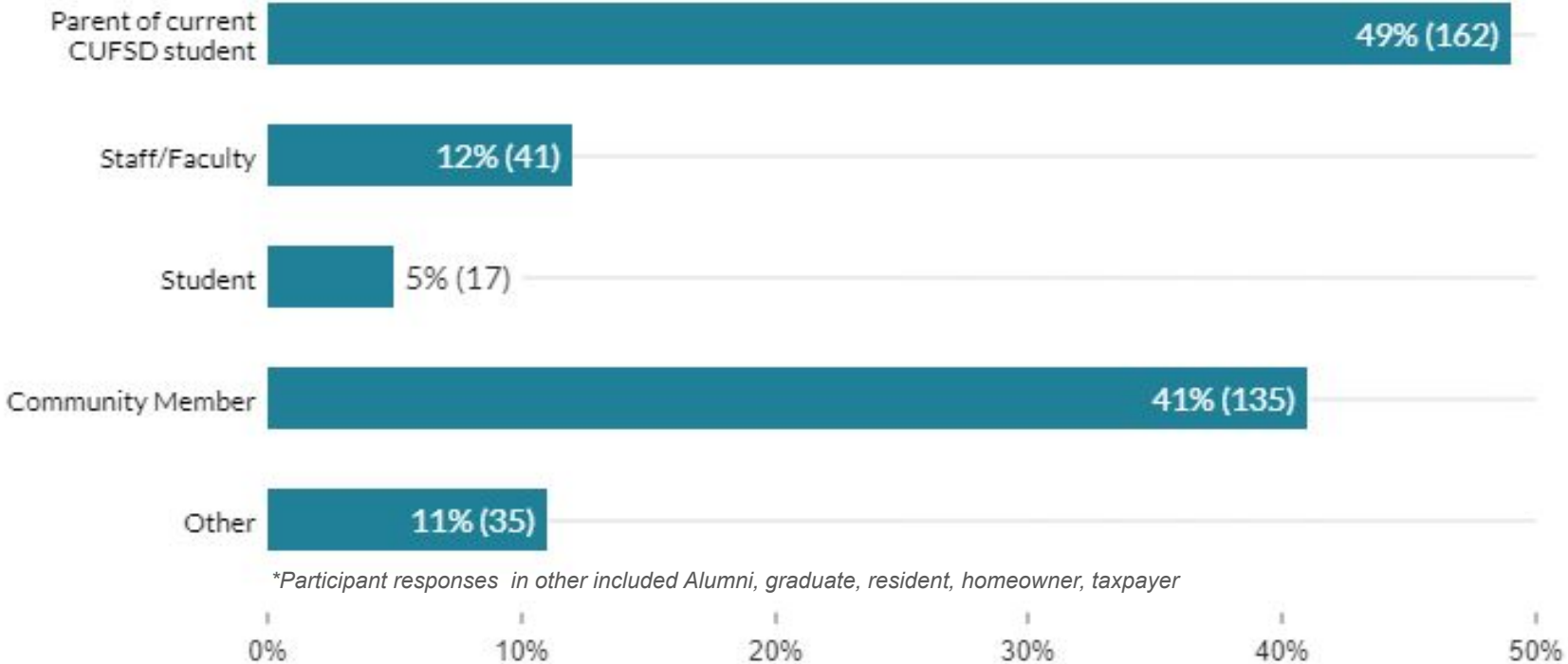
Number of ratings / number of thoughts



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Overview of Participant Engagement

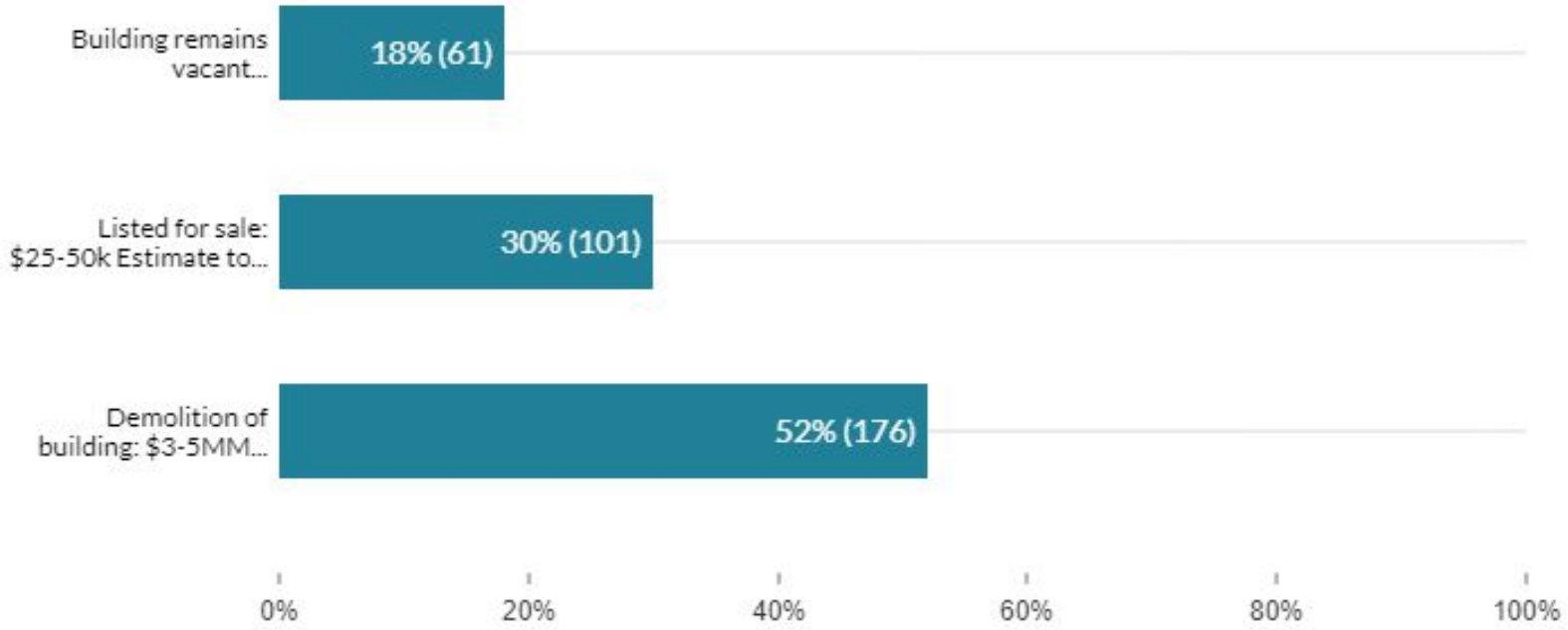
 ThoughtExchange





MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences



[ThoughtExchange Results Link](#)

Participants % (#)



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Additional Information/Clarification on Input

Option 3: Demolition of Building

Costs: \$3-5 MM (LAN Associates Estimate)

results of insurance claim related to storm is expected to decrease this estimate

- * Elements associated with the historical design would be saved and incorporated into future use*
- * Future use would reflect district / community needs*



Note: The concept of the “Clocktower Park” with the use of historical elements was presented by LAN and is being developed.

This image is conceptual and not prepared by LAN.

We are currently working with LAN Associates to develop a design for green space that honors the history and key historical elements of the 1935 Maple Avenue Building.

The cost of this project is included in the estimated \$3-5MM above.

As noted above, the proceeds of the insurance claim related to the storm is expected to decrease this estimate.

Maple Ave Demo Costs

**Cost per Average Home In Chester (\$160,000 assessed value ~\$390k true value)
Based on Current Tax Rates (2023)**

Project Cost	\$3 MM		\$5 MM	
	per year	lifetime	per year	lifetime
Five (5) years at 3.5%	\$ 208	\$ 1,040	\$ 347	\$ 1,735
Ten (10) years at 3.5%	\$ 113	\$ 1,130	\$ 189	\$ 1,890
Fifteen (15) years at 4%	\$ 85	\$ 1,275	\$ 141	\$ 2,115



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Additional Information/Clarification on Input



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** Elements associated with the historical design would be saved and incorporated into future use*

** Future use would reflect district / community needs*



MAPLE AVENUE BUILDING

Presentation of District Options

There are three options to consider, each with associated costs and future implications:

Option 1: Remains vacant (*mothballed*)

Option 2: Listed for sale

Option 3: Demolition

These options do not include the gym and athletic fields currently in use.



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Additional Information/Clarification on Input

Clarification: *Repurpose the Building to a Community Center*

The School District cannot repurpose the building to a community center or non-school related use. Such use would not be eligible for state aid from NYSED and therefore not a feasible option for the District.

A gift of deed to a local municipality would achieve this goal. The District has not been formally notified of any interest at this time.



MAPLE AVENUE BUILDING

Presentation of District Options

Transfer of ownership to a local municipality

The District only has the authority to transfer ownership as a “gift” to a municipality or municipal corporation.

- Previously explored with local municipalities with no formal interest.
(Village, Town, Library, Etc. as of 10/16/23)
 - The Chester Public Library, considered a municipality, expressed an interest in the Maple Avenue building with the potential for a transfer of ownership.
 - In an effort to determine costs associated with repurposing the building, the library worked with LAN Associates to complete a building conditions survey.



MAPLE AVENUE BUILDING

Presentation of District Options

Transfer of ownership to a local municipality

The District only has the authority to transfer ownership as a “gift” to a municipality or municipal corporation.



- **Cost to municipality to restore the building for occupancy estimated at \$10 million (LAN Associates)**
- Costs for survey and lot-line revisions
- Based on the information presented in the BCS and accompanying costs, the library opted not to proceed.



MAPLE AVENUE BUILDING

Presentation of District Options

Why is Leasing not an Option?

- Cost to restore building for occupancy estimated at **\$10 million** (*LAN Associates*)
- The District would incur the cost of repairs and maintenance, as well as the liability associated with renting the building.



MAPLE AVENUE BUILDING

Presentation of District Options

Why is a targeted sale (targeted buyer or purpose) not an option?

Must be a public sale open to all interested parties in an effort to obtain the highest sales price.

- When selling or disposing of school district property, school boards have a fiduciary responsibility to obtain the best price possible. *Ed. Law 1709 (11)*

SUMMARY OF CONSIDERATIONS EXPLORED TO PRESERVE OR RE-PURPOSE THE MAPLE AVENUE BUILDING

1. District Repurpose

Unable to repurpose for non-school related use. No educationally identified need.

- Cost to restore building for occupancy is estimated at \$10 million (LAN Associates) with no educationally identified need for additional space.
- The School District cannot repurpose the building to a community center or non-school related use. Such use would not be eligible for state aid from NYSED and therefore not a feasible option for the District.
- A gift of deed to a local municipality would achieve this goal. The District has not been formally notified of any interest at this time.

2. Transfer of ownership

Previously explored. No current formal interest presented.

- The District only has the authority to transfer ownership as a "gift" to a municipality or municipal corporation (Town or Village).
- Previously explored with local municipalities (Library- 2022-23) with no formal interest presented to the District at this time.

**SUMMARY OF CONSIDERATIONS EXPLORED TO PRESERVE OR RE-PURPOSE
THE MAPLE AVENUE BUILDING**

3. Lease

Cost to restore and associated liability prohibitive.

- Cost to restore building for occupancy estimated at \$10 million (*LAN Associates*)
- District would incur the cost of repairs and maintenance, as well as the liability associated with renting the building.

4. Sale

No assurance of preservation given lack of control of future use.

- District is required to obtain the highest sales price for the building.
- There is no control over the future plans for the building once sold to a new owner.
- Upon the sale of the property for non-school district use, zoning would be determined by the Village of Chester

SUMMARY OF CONSIDERATIONS EXPLORED TO PRESERVE OR RE-PURPOSE
THE MAPLE AVENUE BUILDING

5. Building Remains Vacant – Mothball

Preservation of current state is temporary. Building will continue to deteriorate.

- Temporary as building will eventually deteriorate beyond repair
- Safety concerns for community and spectators near this building
- Security risk for district (*ie, people breaking into this location*)
- Environmental growth (mold) will impact neighboring homes



MAPLE AVENUE BUILDING

Open Forum Discussion

7:30 pm - 8:30 pm

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