



2023-2024

MAPLE AVENUE BUILDING

**Presentation of Community
Survey Results**



MAPLE AVENUE BUILDING

Community Engagement Timeline

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



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 · 🌐

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

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To learn more about the survey and the topic, visit www.chesterufsd.org/mapleavenue... See more

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 CLOSING 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

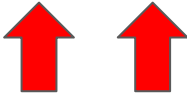
October 20, 2023

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

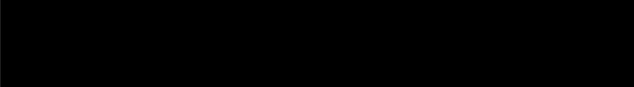
The Chronicle

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



MAPLE AVENUE BUILDING

Community Engagement

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MAPLE AVENUE BUILDING COMMUNITY SURVEY

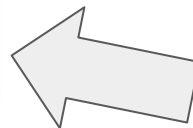
Communication Efforts to Promote Survey Participation

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 · 🌐

REMINDER ---- SURVEY CLOSING 11/3

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Maple Ave Info

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

Community Survey

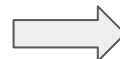
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MAPLE AVENUE BUILDING COMMUNITY SURVEY

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

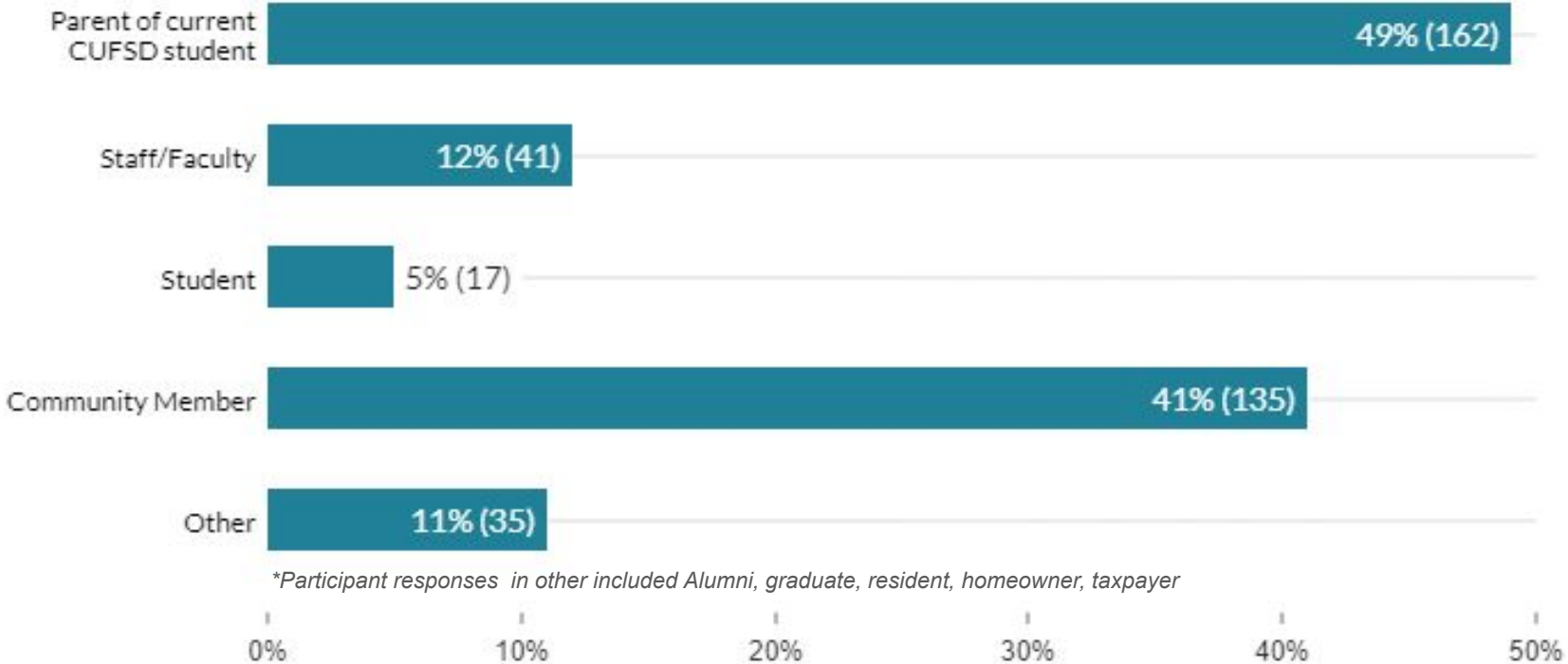
Number of ratings / number of thoughts



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Overview of Participant Engagement

 ThoughtExchange



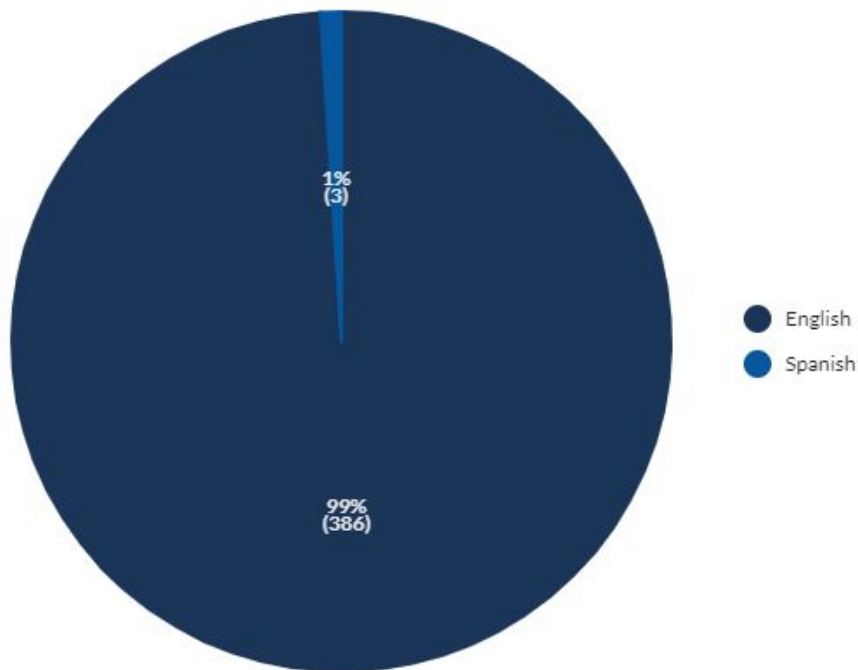
**Participant responses in other included Alumni, graduate, resident, homeowner, taxpayer*



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Overview of Participant Engagement

Participation Languages





MAPLE AVENUE BUILDING COMMUNITY SURVEY

Key Themes Presented



AI Summary

Summaries are automatically generated snapshots of what participants said in the Exchange.

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

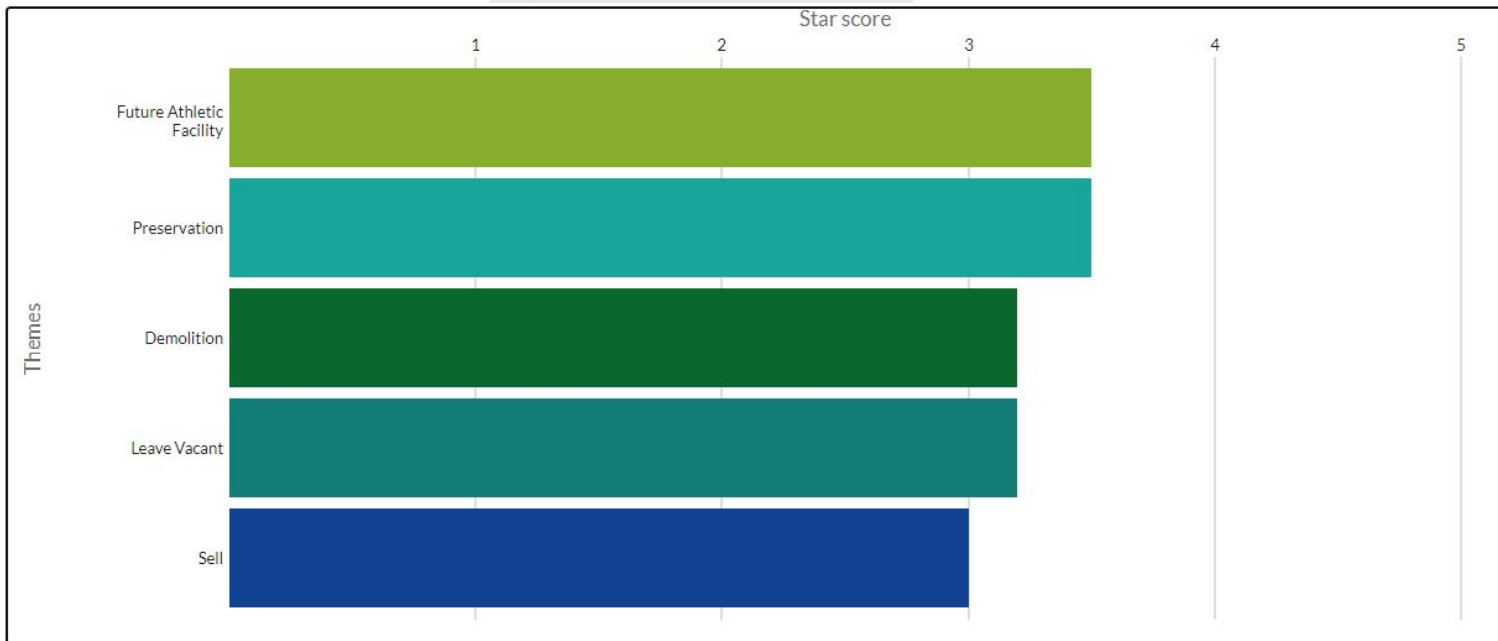
The responses to the asked question demonstrate a variety of opinions on what should be done with the building. Some suggest demolishing it and using the land for a public park or a sports complex, while others suggest preserving it and turning it into a community center or a library. There are also suggestions to turn it into a senior housing complex, a night school, or a recreational center. The responses also point out the historical value of the building and the importance of preserving it for future generations. Ultimately, the decision should be made with careful consideration of the cost, the potential benefits, and the impact on the community.

**AI summaries are generated by ThoughtExchange and do not necessarily reflect the views of the District.*

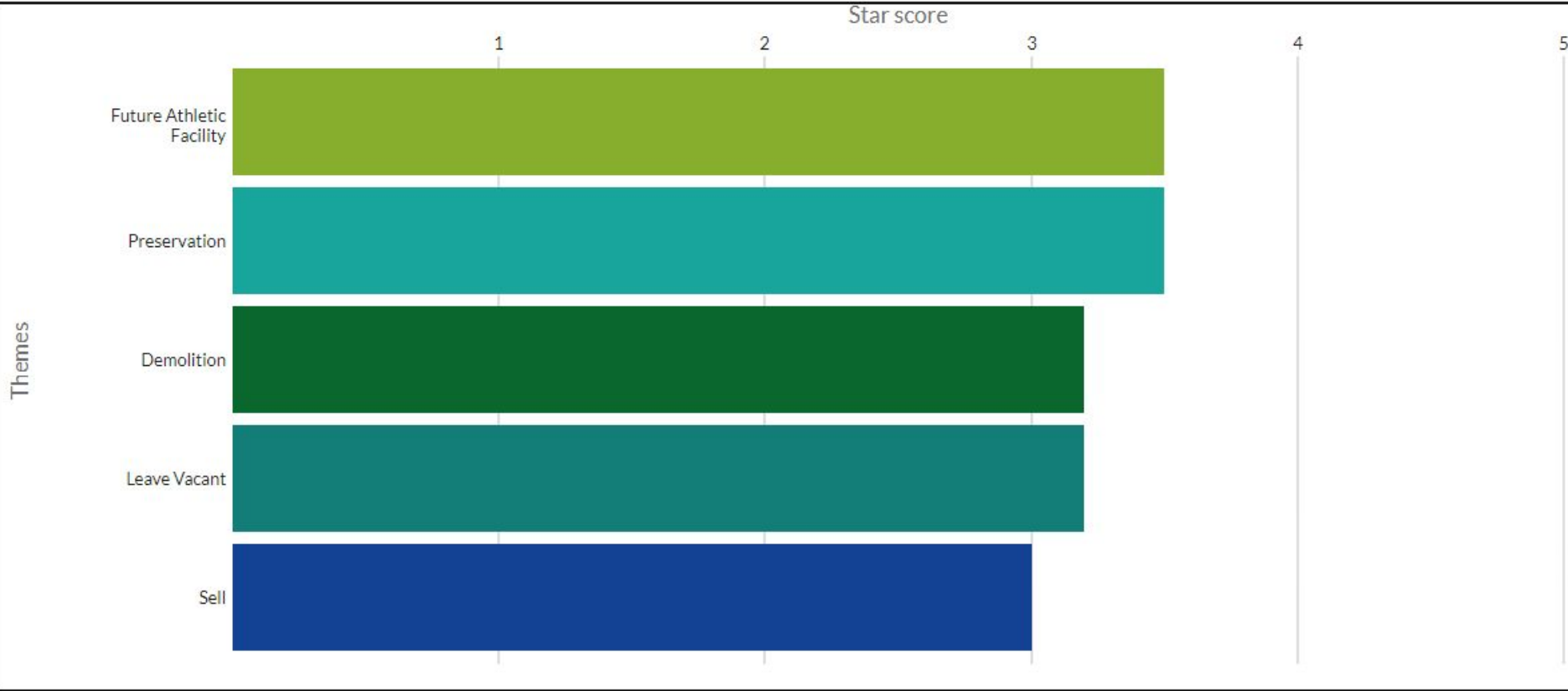


MAPLE AVENUE BUILDING COMMUNITY SURVEY

Key Themes Presented



[ThoughtExchange Results Link](#)





MAPLE AVENUE BUILDING COMMUNITY SURVEY

Key Themes Presented



● Future Athletic Facility

AI Summary

Review an automatically generated summary of thoughts in this theme

In the exchange, various thoughts on the future athletics facility were shared. Some suggestions included creating a sports complex with a football field and soccer field, a football field with a track, and a multi-use field. Other ideas focused on repurposing the existing building into a community center with dedicated spaces for sports, lounges, study spaces, computer labs, vocational labs, an Olympic pool, and presentation spaces. Some participants also mentioned the possibility of using the space for athletic programs, providing more space for school sports, additional gym space, extra fields, and a track.

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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Key Themes Presented



● Preservation

AI Summary

Review an automatically generated summary of thoughts in this theme

The responses to the asked question suggest that the Maple Avenue School should be repurposed rather than demolished. Many ideas have been proposed, such as turning it into a library, a community center, a recreational center, a senior housing complex, a night school, a business, a town hall, and a community resource center. It is also suggested that the building should be listed on the National and State Registers of Historic Places, as this would open up access to generous tax credits and funding. The responses also emphasize the importance of preserving the building's historical elements, as it is a landmark in the neighborhood and a valuable resource that cannot be replaced.

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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Key Themes Presented



● Demolition

AI Summary

Review an automatically generated summary of thoughts in this theme

The responses to the question suggest that the building should be demolished, with the 1935 section being responsibly maintained. The majority of responses suggest that the building should be replaced with a community center, park, or sports complex. Some responses suggest that the building should be repurposed into a library, skate park, or multi-use field. Others suggest that the building should be sold, or that the property should be used for housing or a community garden. The responses also emphasize the importance of safety when demolishing the building, and the need to obtain multiple bids for the demolition cost.

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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Key Themes Presented



Leave Vacant

AI Summary

Review an automatically generated summary of thoughts in this theme

The responses to the asked question suggest a variety of opinions on what should be done with the building. Some suggest that it should be preserved as a historic building, while others suggest that it should be sold or demolished. Additionally, there are those who suggest that the building should be kept as is, or sold to a buyer who will benefit the school system. Finally, there are those who suggest that the building should be demolished to prevent any health risks or overdevelopment of the area. Ultimately, the decision of what to do with the building will depend on the needs of the school system and the community.

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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Key Themes Presented



Sell

AI Summary

Review an automatically generated summary of thoughts in this theme

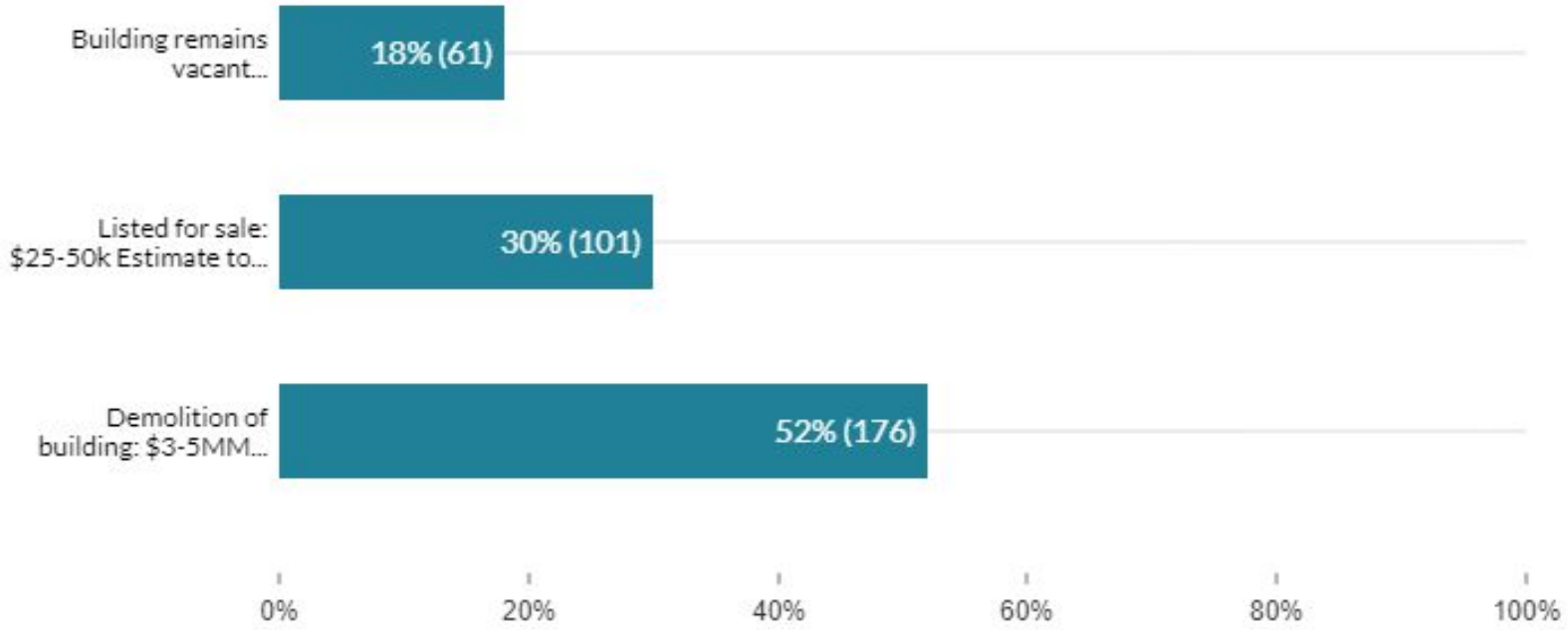
The responses to the question suggest a variety of options for the future of the Maple Ave school. Some suggest selling the building to generate profit, while others suggest creating a community center or dedicating it as a historic building. There are also suggestions to subdivide the property and produce income, reduce taxes, and save Chester history. It is also noted that any sale should be mindful of the surrounding community and zoning must be limited to residential single family.

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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences



[ThoughtExchange Results Link](#)

Participants % (#)



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences

Top Ten Overall Thoughts



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

Selling the building could bring anyone in there. The land should remain with the district to be used in another way in the future.

4.2 (26)
Ranked #1 of 340

Any sale needs to be mindful of the surrounding community. Zoning must be limited to RS - Residential Single Family. Must maintain the integrity of the feel and ambiance of the Village.

4.1 (14)
Ranked #2 of 340

The gym and Maple Avenue is used for a lot of school and town activities. If the school is demolished, I would like to see the gym still remain intact Unless a comparable facility is built, it would be a shame to lose the fields and gym space

4.0 (27)
Ranked #3 of 340

**All comments above are presented exactly as written by each participant without revisions.*



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences

Top Ten Overall Thoughts



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

Should be turned into a indoor outdoor community center We need a place to bring the community together all year long

4.0 (26)

Ranked #4 of 340

Turn the building into something for kids and the community. Maybe a rec center or community pool. Offer additional recreational activities for families and kids.

4.0 (23)

Ranked #5 of 340

Chester Academy was foolishly constructed on land with not enough space for their athletic program. The Town is giting the system 20 acres. Use the 20 acres for Chester Academy athletic programs.

4.0 (15)

Ranked #6 of 340

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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences

Top Ten Overall Thoughts



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

Community center A place for kids and teenagers to go

4.0 (15)

Ranked #7 of 340

I think our students and athletes deserve athletic facilities. It could encourage more participation with sports as well.

3.9 (29)

Ranked #8 of 340

We absolutely should not sell that building. Tear it down and come up with another idea for the lot. Maybe go back to the sports complex idea. Keep it community oriented, within the school district and for the kids and families of Chester.

3.9 (28)

Ranked #9 of 340

Turn into a recreation facility. Indoor track, gym (weights and bball court), could be used by both the school and community residents. This could open up a facility that both the school and community can use. Can promote wellness and have access in a central location for sports teams.

3.9 (27)

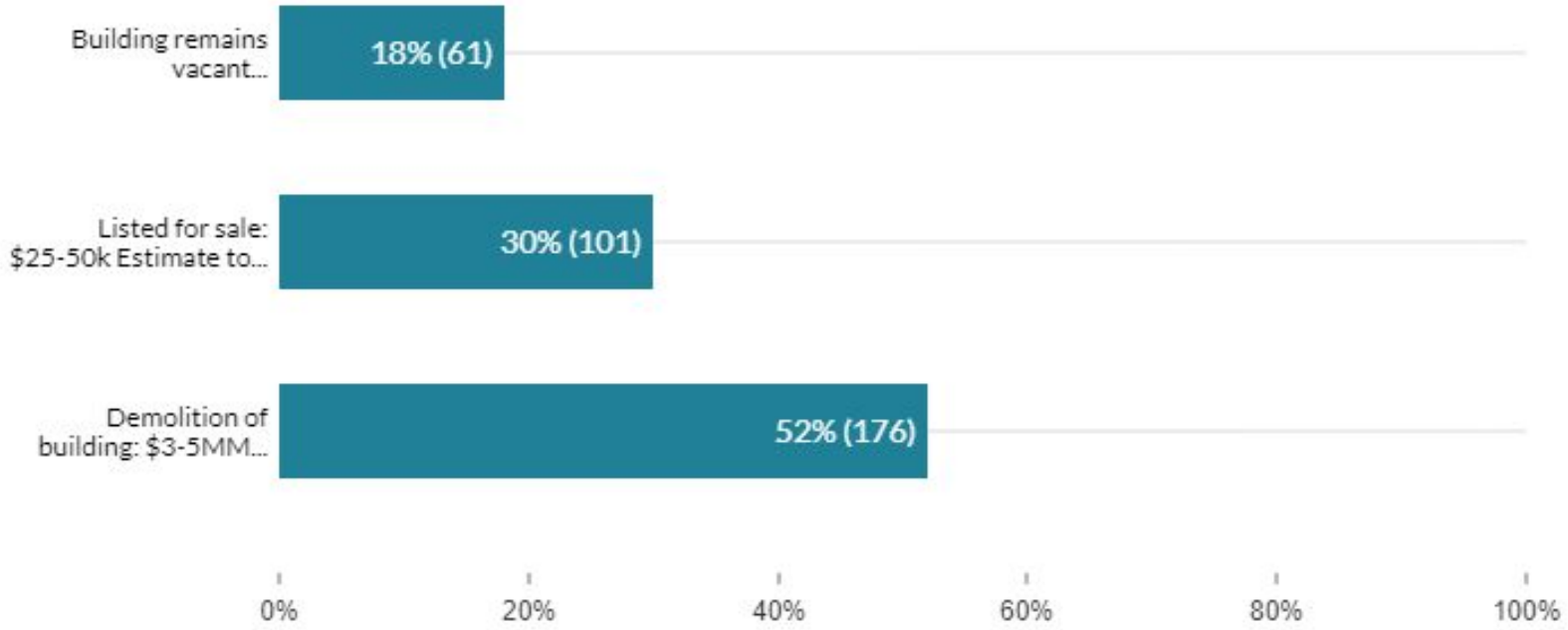
Ranked #10 of 340

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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences



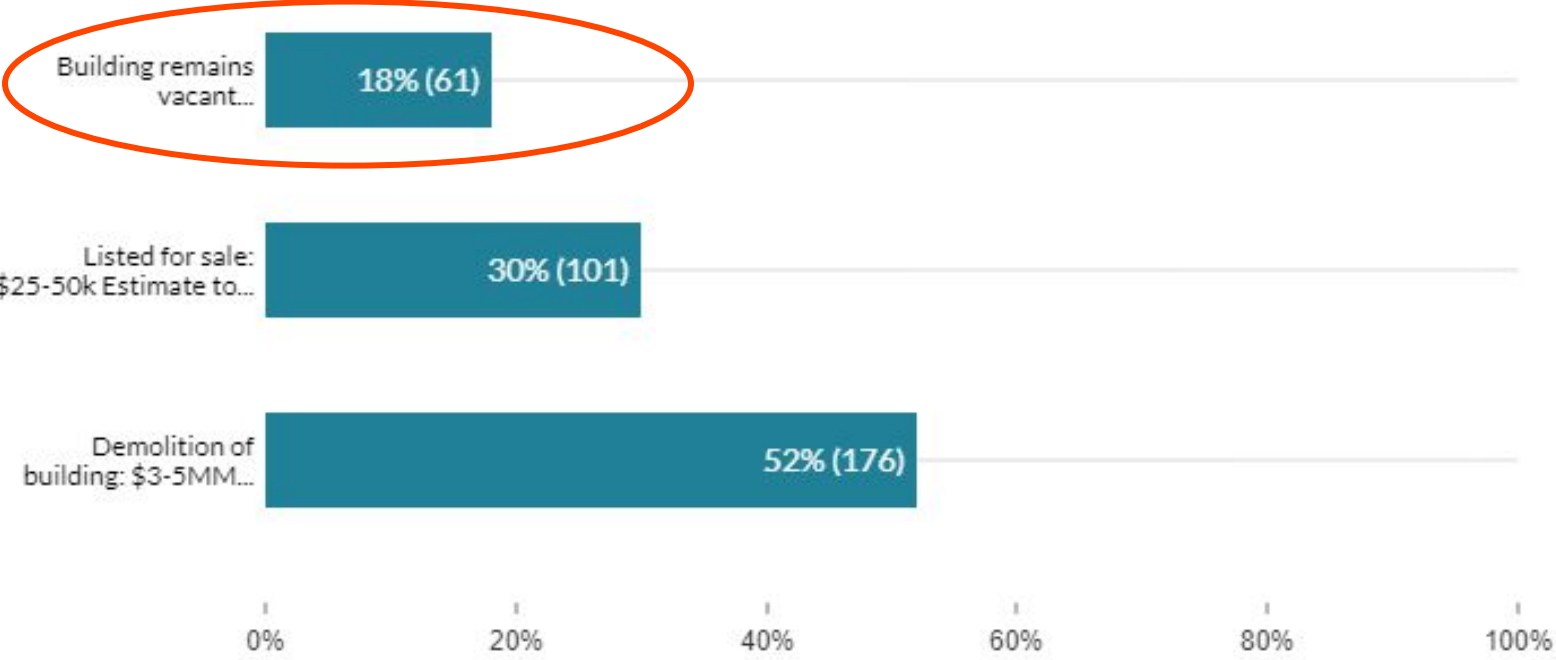
[ThoughtExchange Results Link](#)

Participants % (#)



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences



[ThoughtExchange Results Link](#)

Participants % (#)



MAPLE AVENUE BUILDING

Presentation of District Options

Option 1: Building remains vacant (mothballed)

Costs: \$25k Annually (*maintenance, utilities, insurance, fire system*)

PROS

- Building remains on site
- Minimal costs associated with this option
- No voter approval required

CONS

- Building will continue to 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
- Temporary as building will eventually deteriorate beyond repair



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences

Top Ten Thoughts on Building Remains Vacant (Mothballed)



[ThoughtExchange Results Link](#)

The estimates for demoing just seem outrageous to me and I am concerned as to who would purchase the property.
I am choosing the lesser of three evils. None of these options are appealing. It never should've gotten to this point.

3.9 ★★★★★☆ (12 👤)

5 ★	██████████
4 ★	██████
3 ★	████
2 ★	██
1 ★	█

This building should NEVER have been abandoned and allowed to deteriorate as it has in the first place. Shameful.
1930s WPA art deco gem that WOULD HAVE BEEN National Historic Landmark-eligible had it not been purposely abandoned by the district when CA opened.

3.8 ★★★★★☆ (25 👤)

5 ★	██████████
4 ★	██████
3 ★	████
2 ★	██
1 ★	█

It should stay in district for our children and the betterment of the community.
The strength of our community and safe space for our children.

3.8 ★★★★★☆ (28 👤)

5 ★	██████████
4 ★	██████
3 ★	████
2 ★	██
1 ★	█

Don't want anything unsightly put there
Have to look at it every day

3.8 ★★★★★☆ (19 👤)

5 ★	██████████
4 ★	██████
3 ★	████
2 ★	██
1 ★	█

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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences

Top Ten Thoughts on Building Remains Vacant (Mothballed)



[ThoughtExchange Results Link](#)

Mothballing will allow this historic gem to continue the process of "demolition by neglect"

3.7 ★★★★★ (18 👤)



If it's not needed let it go. If it's a historic building then dedicate as one. Otherwise, sell it rather than let it wither away.

3.6 ★★★★★ (16 👤)



To mothball the building, which still comes at a cost, has the potential to cost the district the same amount of money as the highest.

Events (weather/sudden failure of structure), will not be planned for and the high cost will leave community with nothing to show for it

3.6 ★★★★★ (25 👤)



Taxpayers should not be responsible to pay yearly to mothball the building.

This option benefits no one. The building will grow mold and fall into further disrepair!

3.6 ★★★★★ (11 👤)



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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences

Top Ten Thoughts on Building Remains Vacant (Mothballed)

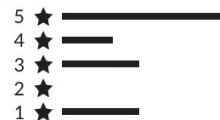


[ThoughtExchange Results Link](#)

If you remove the building, build a track for the students to run on.

We have a track team with no track. My children do not play track, but feel it is important for the school and students to have one.

3.5 ★★★★★ (29 👤)



While I valuable the historical significance of the building, it makes no sense to let it sit....a decision has to be made eventually.

3.5 ★★★★★ (3 👤)

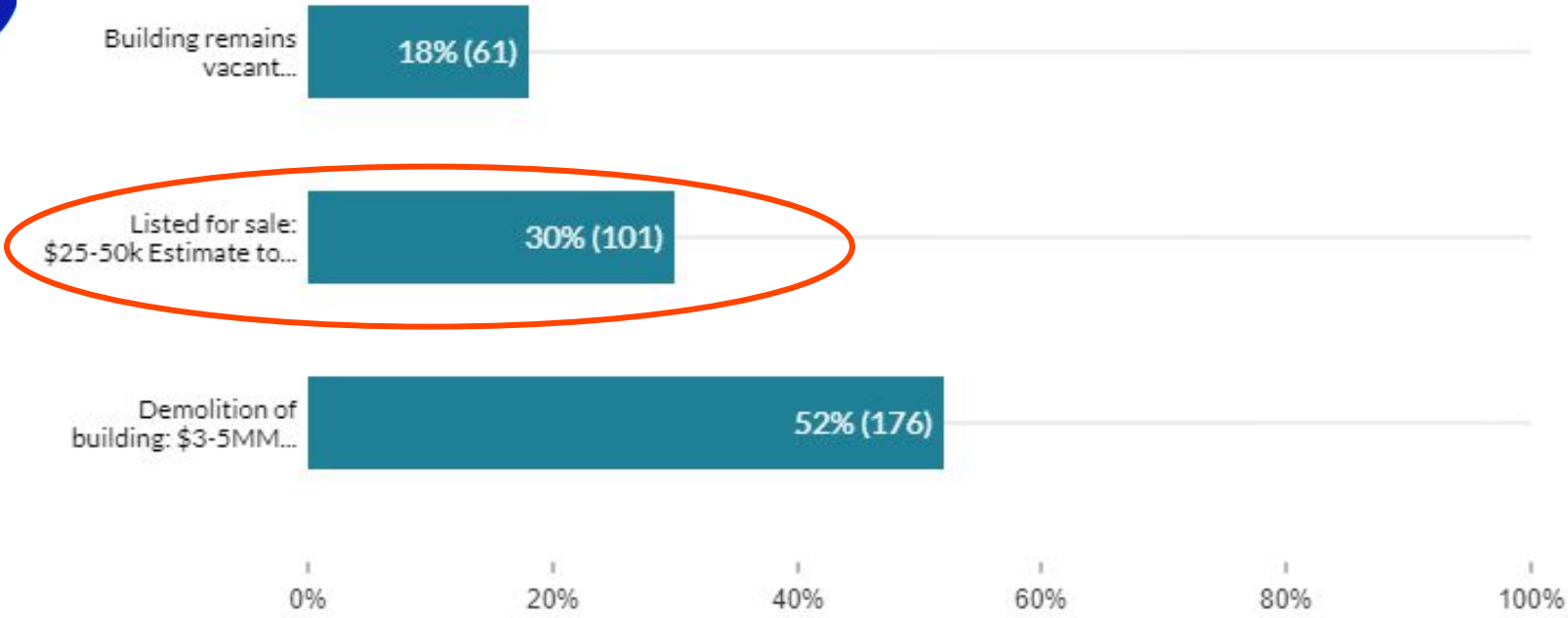


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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences



[ThoughtExchange Results Link](#)

Participants % (#)



MAPLE AVENUE BUILDING

Presentation of District Options

Option 2: Listed for Sale *does not include the gym and athletic fields currently in use*

Costs: \$25-50k Estimate to prep facility for sale (*survey, lot-line changes, marketing materials*)

PROS

- Possible generation of revenue from sale
- Removes liability from School District
- Reduction in overall insurance costs
- New owner could be on tax roll and potentially generate additional tax revenue

CONS

- Building would go on open market and future use will be determined by new owner
- Lose access to parking lots for community use
- Costs for survey and lot-line revisions

* *Current zoning for school district property is determined by the New York State Education Department*

* *Upon the sale of the property for non-school district use, zoning would be determined by the Village of Chester*



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences

Top Ten Thoughts on Listed for Sale



[ThoughtExchange Results Link](#)

Selling the building could bring anyone in there.
 The land should remain with the district to be used in another way in the future.

4.2 ★★★★★ (26 👤)

5	★	██████████
4	★	██████
3	★	████
2	★	██
1	★	█

Selling is not an option.
 The school district/community will have no control on what the building will be used for.

3.9 ★★★★★ (24 👤)

5	★	██████████
4	★	██████
3	★	████
2	★	██
1	★	█

Any sale needs to be mindful of the surrounding community. Zoning must be limited to RS - Residential Single Family.
 Must maintain the integrity of the feel and ambiance of the Village.

4.1 ★★★★★ (14 👤)

5	★	██████████
4	★	██████
3	★	████
2	★	██
1	★	█

Create a community center. kids can have a proper summer program, host events, community pool, more town programs for kids, gym for parents,events.
 I live on maple, to see it deteriorate is an eye sore, afraid of selling pending who purchased. Demo gives opportunity to possible unwanted sale.

3.6 ★★★★★ (28 👤)

5	★	██████████
4	★	██████
3	★	████
2	★	██
1	★	█

**All comments above are presented exactly as written by each participant without revisions.*



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences

Top Ten Thoughts on Listed for Sale



[ThoughtExchange Results Link](#)

If it's not needed let it go. If it's a historic building then dedicate as one. Otherwise, sell it rather than let it wither away.

3.6 ★★★★★☆ (16 👤)



Produce income

Reduce taxes

3.4 ★★★★★☆ (9 👤)



Sell it

It's economical

3.6 ★★★★★☆ (2 👤)



future purchase and purpose of building

betterment of the community and its members

3.2 ★★★★★☆ (27 👤)



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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences

Top Ten Thoughts on Listed for Sale



[ThoughtExchange Results Link](#)

Misleading: BOE is NOT required to sell to highest bidder.
<https://www.nysenate.gov/legislation/laws/EDN/1709> (section 11).
Voters determine price.
Winn Development and others have experience refurbishing historic bldgs into vibrant community hubs. See winncompanies.com for what is possible.



Note:
A Board of Education has a duty to obtain the best possible price for unneeded real property which is sold.
Appeal of Lawson
24 Ed Dep Rep 132.

Selling may be the only opportunity there is to prevent demolition of the landmark 1935 structure. I have hopes for a better solution.
Community use seems to be what many people would like. Vote for municipal candidates who would support that view for School use as a Community center.

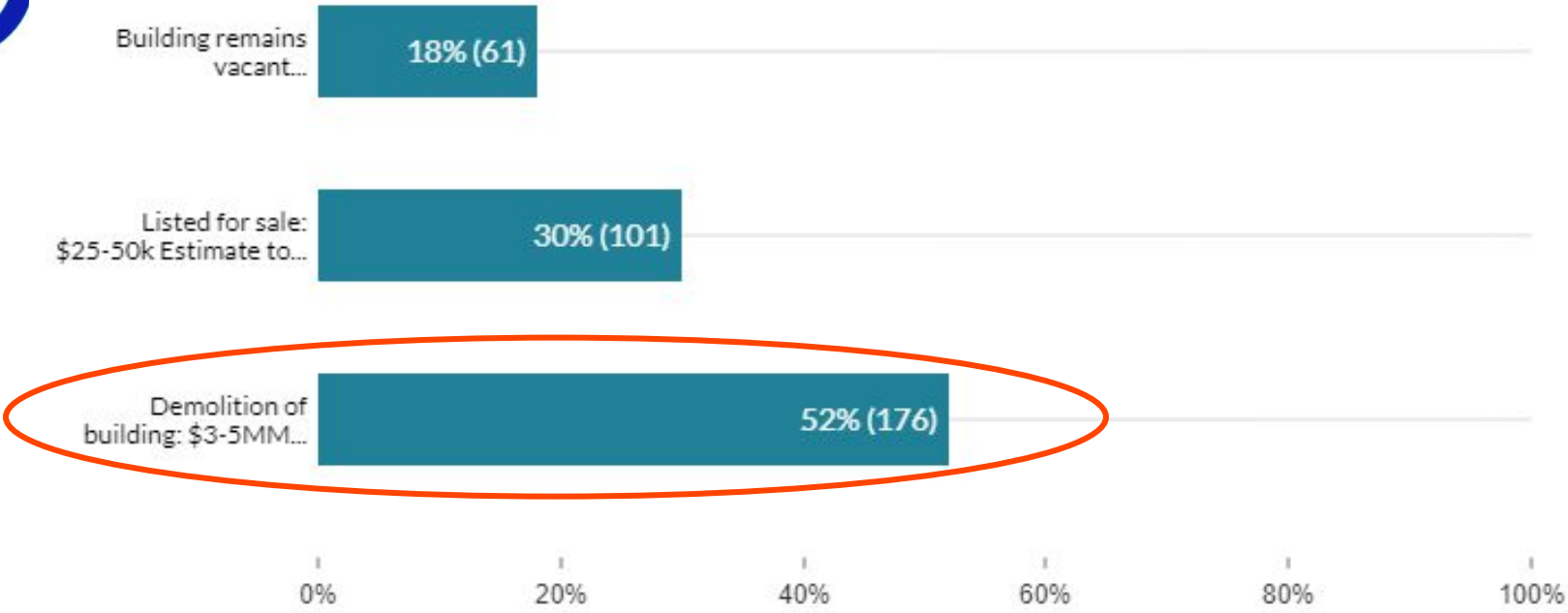
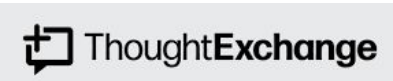


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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences



[ThoughtExchange Results Link](#)

Participants % (#)



MAPLE AVENUE BUILDING

Presentation of District Options

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

PROS

- Removes building liability from District
- District maintains ownership of property
- Alleviates concerns related to visible deterioration of the building
- Significant reduction in overall insurance costs

CONS

- District funds required for demolition
- Sentimental building removed from community*

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

** Future use would reflect district / community needs*



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences

Top Ten Thoughts on Demolition



[ThoughtExchange Results Link](#)

We absolutely should not sell that building. Tear it down and come up with another idea for the lot. Maybe go back to the sports complex idea.

Keep it community oriented, within the school district and for the kids and families of Chester.

3.9 ★★★★★ (28 👤)

5	★	██████████
4	★	██████
3	★	██████
2	★	████
1	★	██

The estimates for demoing just seem outrageous to me and I am concerned as to who would purchase the property.

I am choosing the lesser of three evils. None of these options are appealing. It never should've gotten to this point.

3.9 ★★★★★ (12 👤)

5	★	██████████
4	★	██████
3	★	██████
2	★	████
1	★	██

People care about where they live. To demolish a local landmark building, eligible for National Register listing, when 20 acres are available? Why?

Repurposing the Maple Avenue School will encourage students in the importance of our local history and Historic Preservation.

3.9 ★★★★★ (16 👤)

5	★	██████████
4	★	██████
3	★	██████
2	★	████
1	★	██

I voted FOR the proposal in 2020, it would've maintained the classic structure with an improved playing surface for our sports teams for years to come

Now demolition is the only option so the land stays in the schools had and maybe we can do something useful for future generations of students.

3.8 ★★★★★ (28 👤)

5	★	██████████
4	★	████████
3	★	████
2	★	██
1	★	██

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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences

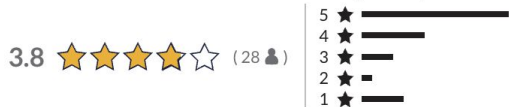
Top Ten Thoughts on Demolition



[ThoughtExchange Results Link](#)

There was already a ton of money dumped into the fields at Maple Ave, selling the building would be a waste. There are other sports teams in the town

That have no field or track. Demo the building and put the land to use.



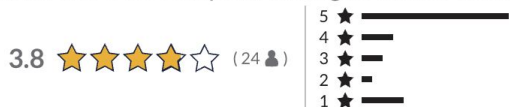
Share with public details on the absestos removal

Public should be informed, relieved of any worries and know district already addressed



Heart of the Village. Be Smart. Do not sell under any circumstance.

History, the location, impact on community. It is best to knock it down and create a multi-use field complex. Saving areas for stem/agriculture



The BOE has been remiss in allowing "demolition by neglect". The historic 1935 section should have been responsibly maintained throughout the vacancy.



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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Option Preferences

Top Ten Thoughts on Demolition



[ThoughtExchange Results Link](#)

Is it fine to spend money for demolition but not fine to spend to preserve a National Landmark eligible building that they have neglected? Answer: No!

The beautiful Art Deco school building, once demolished, is forever gone.

3.8 ★★★★★☆ (15 👤)



Demolition since if repair it will still be an issue. Built something to help our community for better.

3.8 ★★★★★☆ (7 👤)



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MAPLE AVENUE BUILDING COMMUNITY SURVEY

Additional Information/Clarification on Input

Clarification: Demolition of the building

MAPLE AVENUE BUILDING
Presentation of District Options

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

PROS

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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 Options for Consideration Presentation](#)



MAPLE AVENUE BUILDING Presentation of District Options

Option 3: Demolition of Building

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

BREAKDOWN OF \$3-5 MM ESTIMATE	COSTS
Asbestos abatement	1.5 MM
Demo (based on average of three estimates: \$1.0 MM, \$1.37 MM, \$5.1 MM)	2.49 MM
TOTAL DEMO ESTIMATE	\$3.99MM

Results of insurance claim related to 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

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 AVENUE BUILDING COMMUNITY SURVEY

Additional Information/Clarification on Input



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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 COMMUNITY SURVEY

Additional Information/Clarification on Input

Please be sure to review the “*Maple Avenue Options for Consideration Presentation*” available on the CUFSD website and provided in the link below. This was also attached to the survey.

[Maple Avenue Options for Consideration Presentation](#)



MAPLE AVENUE BUILDING COMMUNITY SURVEY

Next Steps

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 of the Maple Avenue Task Force will be determined following the Community Forum.