

Alfred-Almond Central School

SPECIAL SESSION - BOARD OF EDUCATION MEETING – March 26, 2025 5:00 p.m.

**AGENDA**

**I) CALL TO ORDER**

**II) PLEDGE OF ALLEGIANCE**

**III) ITEMS REQUIRING BOARD ACTION**

A. Approval of the following Final SEQR resolution:

WHEREAS, the Alfred-Almond Central School District (the “District”), is a local agency pursuant to the New York State Environmental Quality Review Act (“SEQRA”), Environmental Conservation Law Section 8-0101, et seq., and implementing regulations, 6 NYCRR Part 617 (the “Regulations”); and

WHEREAS, the District is considering undertaking a capital improvement project (the “Project”) consisting of the reconstruction and renovation of, and the construction of improvements, additions and upgrades to various District buildings and facilities and the sites thereof, including the K-12 Building and Bus Garage, as well as the purchase of original furnishings, equipment, machinery and apparatus required in connection with the purposes for which such buildings, facilities and sites are used, all to include site, access, lighting, parking, athletic field, stadium and playfield improvements, demolition, utility, mechanical, plumbing and electrical improvements as well as payment of professional fees and all other necessary costs incidental to such work. As more particularly described in the EAF (as defined below), the Project shall specifically include renovations and improvements at the Alfred-Almond K-12 School Building, generally consisting of interior, exterior, site renovations and improvements with a minor elevator & secure vestibule addition. The Project shall also include mechanical and HVAC improvements, kitchen renovations and equipment replacements, elevator modernization and a complete pool reconstruction, electrical upgrades, floor finishes or replacements, gym bleachers and wall pads replacements, lighting, and electrical upgrades. Interior renovations will include interior space renovations such as classrooms, offices, gymnasiums, locker rooms, bathrooms and support spaces. The Project also includes slate roof spot replacement and track surface finish replacement as well as mill and overlay of asphalt drives and parking lots and asphalt spot replacement and walkways with ADA curb ramps; and

WHEREAS, the District is required to review and evaluate the impact of the Project on the environment in accordance with the Regulations to determine what impact the Project may have on the environment in accordance with SEQRA’s requirements; and

WHEREAS, Hunt Engineers, Architects, & Surveyors (“Hunt”) was retained by the District to develop the scope of work for the Project and assist with the District’s review of the potential environmental impacts of the Project; and

WHEREAS, Hunt has reviewed the scope of the Project and has recommended that the District should (a) initially classify the Project as an Unlisted Action as that term is defined in Part 617.2 of the Regulations, (b) declare its intention to serve as lead agency to undertake a coordinated review of the Project, and (c) circulate notice to all involved agencies of the District’s intent to act as lead agent pursuant to the Regulations together with a copy of a long

form Environmental Assessment Form (“EAF”) to facilitate a review of the potential environmental impacts of the Project; and

WHEREAS, following careful consideration of the nature and scope of the Project, the classifications of actions contained in the Regulations, and the recommendations provided by Hunt, by resolution adopted on February 4, 2025, the Board of Education preliminarily classified the Project as an Unlisted Action, and directed the District’s administration to circulate notice to all involved agencies of the District’s intention to act as lead agent in connection with a coordinated environmental review of the Project, together with a copy of an EAF; and

WHEREAS, on February 13, 2025, a notice was transmitted to all involved agencies of the Board of Education’s desire to act as lead agency with respect to the environmental review of the proposed Project and, following expiration of the applicable notice period, no agency has objected to the designation of the Board as lead agency with respect to the environmental review of the proposed Project; and

WHEREAS, the Regulations requires a lead agency to issue a written determination of significance with respect to any proposed Unlisted action and the Board of Education 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 the development, construction and operation of the Project, including by completing and reviewing the responses provided in the full EAF for the Project which responses and other material included 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 reviewing and analyzing the history of uses on the current site, including reviewing past spills at the site as well as measures implemented to address any such spills, as well as reviewing information provided by its other consultants concerning the Project including potential impacts from same and the District has carefully reviewed the full EAF and other information referred to herein including each of the answers to same and the referenced attachment to same; and

**NOW THEREFORE BE IT RESOLVED** by this Board of Education as follows:

**Section 1.** The Board hereby declares itself lead agency with respect to the environmental review of the Project.

**Section 2.** Upon a thorough review and due consideration by the District of the full EAF including the completed answers to Parts 1, 2 and 3 of such form and the attachments thereto incorporated into it, and in consideration of other information, including from involved agencies, and the reviews completed by Hunt, the District makes the following findings:

- a. The District has considered the Project pursuant to the parameters and criteria set forth in applicable law and regulations including but not limited to as set forth in §§ 617.2 and 617.3 of the Regulations.
- b. The District has classified its review and approval of the Project as an Unlisted Action pursuant to § 617.4 of the Regulations.
- c. The District has carefully reviewed the full EAF including the responses provided to Parts 1, 2 and 3 of same and the attachment to 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 consultant, including but not limited to input concerning potential

impacts from noise, and considering among other impacts, from Project operations to community character, to land, to air quality, to surface and groundwater, to aesthetic resources and other impacts as identified herein, as well as considering the other criteria set forth in § 617.7(c) of the Regulations.

d. 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 to Land:

The Project will not have any significant adverse impact on land, since the Project site will have the same uses it does now, including transportation (bus parking, storage of petroleum and associated operations) and educational uses, and there will be no change in use for any Project site, except that the building and other improvements on site will be in a slightly modified footprint, albeit within the same site. Moreover, no significant negative impact is anticipated to any surrounding properties or setting because the Project site is currently occupied by the same use (transportation, bus parking, educational). As discussed further below, no other significant adverse impacts associated with the Project are anticipated, as appropriate measures will be constructed as part of the Project, including to address storm water and other potential impacts.

Groundwater/Stormwater Impacts and Wetlands Impacts:

The Project will not have any 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 ("SPDES") as applicable to the Project site including as necessary, the District obtaining any applicable permits for implementing features to prevent as feasible, adverse impacts from stormwater discharges during or as the result of construction activities. Further, the Project will not have any impacts on federal or state wetlands as no such wetlands have been identified within the area of the Project to be developed. There will be no significant potential adverse impact to any non-protected water body. There will be no significant potential 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 potential significant adverse environmental impact to the existing water system. In addition, the Project will not alter drainage flow or patterns in the area of the Project site or on it, nor will it impact surface water runoff, but to the extent there is any potential modification to same, it will be undertaken in accordance with applicable requirements and as may be directed by NYSDEC and pursuant to any applicable permit or approval.

Air Quality Impacts:

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 of the Project, 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 Project are not anticipated to result in significant increases in the number of vehicle trips, including from busses. As such, there is no indication that there will be significant adverse impacts to air quality from changes in the number of vehicles associated with the Project, including after the Project becomes operational.

#### Impacts to Plants and Animals:

The Project will not result in any significant adverse impact on plants or animals, based upon the Project review conducted by the District's consultant, including after it reviewed and analyzed pertinent information from among other sources, the Department of Environmental Conservation's mapper program, no threatened or endangered plant or animal species were identified.

#### Impacts on Agricultural Resources:

The Project will not result in any significant adverse impact on agricultural resources and no loss to agricultural resources will result from the construction of the Project.

#### Impacts of Aesthetic Resources:

The Project will not have any significant adverse impact on aesthetic resources given that the Project site already houses the same kind of use as that associated with the Project. As a result, the Project will be consistent with the current use of the property and buildings encompassed by the Project which are for educational uses, including transportation uses. Thus, it is not anticipated that the Project will have any adverse impact to aesthetic resources, including to the area in which the Project work will be undertaken.

#### Impacts to Historic and Archeological Resources

The Project will not result in any significant adverse impact to historic or archaeological resources. The District's consultant has opined that the Project is not anticipated to result in any significant impacts on listed historic resources based on information provided by the New York State Department of Environmental Conservation's mapper program which was provided with the completion of the EAF.

#### Impacts on Open Space and Recreation:

The Project will not have any significant adverse impact on existing open space and recreation. Because the Project will essentially upgrade and replace a pre-existing use on the same site that involves the same type of facility, no potential significant adverse impact is anticipated to open space and recreation as any which may be used by the community will still generally speaking not be impacted.

#### Impacts on Critical Environmental Areas:

The Project will not have any significant adverse impact on a Critical Environmental Area as designated pursuant to § 617.14(g) of the Regulations as the District has been informed by its consultant that no such areas are encompassed by the Project.

#### Impacts on Transportation (Traffic):

The Project will not have any significant adverse impact on transportation or to the existing traffic patterns and flow as the Project entails the use of the same site for uses which are already occurring there, albeit with some upgrades, changes and renovations and a new structure and improvements. Development of the Project is not anticipated to result in any significant increases in bus traffic, or other vehicular traffic.

Impacts Related to Noise and Odors:

The Project will not have any 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.

Impacts on Local Utilities:

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 within the capacity of the service providers at issue, including any such use associated with the new structures and underground facilities to be constructed.

**Section 3.** Based on the foregoing, the District finds that the Project will not have any significant adverse environmental impact in accordance with the SEQRA Regulations. The District thus issues a Negative Declaration pursuant to SEQRA and directs the following be undertaken and/or makes the following additional findings:

- a. A Notice of Negative Declaration shall be filed and/or published to the extent required by the Regulations, and as the District may deem advisable.
- b. 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.
- c. This Resolution has been prepared in accordance with Article 8 of the New York Environmental Conservation Act by the Alfred-Almond Central School District Board of Education.
- d. The District's Board of Education and/or those persons whom it may designate or has designated for such purpose is authorized to file the negative declaration in accordance with the applicable provisions of the law.
- e. The requirements of SEQRA have been satisfied.

**Section 4.** This Resolution shall take effect immediately.

Superintendent's Recommendation - That the Board of Education approve the above resolution.

B. Approval of the following Proposition resolution:

WHEREAS, the Alfred-Almond Central School District (the "District"), is a local agency pursuant to the New York State Environmental Quality Review Act ("SEQRA"), Environmental Conservation Law Section 8-0101, et seq., and implementing regulations, 6 NYCRR Part 617 (the "Regulations"); and

WHEREAS, the District is considering undertaking a capital improvement project consisting of the reconstruction and renovation of, and the construction of improvements, additions and upgrades to various District buildings and facilities and the sites thereof,

including the K-12 Building and Bus Garage, as well as the purchase of original furnishings, equipment, machinery and apparatus required in connection with the purposes for which such buildings, facilities and sites are used, all to include site, access, lighting, parking, athletic field, stadium and playfield improvements, demolition, utility, mechanical, plumbing and electrical improvements as well as payment of professional fees and all other necessary costs incidental to such work (collectively, the “Project”); and

WHEREAS, the District is required to review and evaluate the impact of the Project on the environment in accordance with the Regulations to determine what impact the Project may have on the environment in accordance with SEQRA’s requirements; and

WHEREAS, Hunt Engineers, Architects, & Surveyors (“Hunt”) was retained by the District to develop the scope of work for the Project and assist with the District’s review of the potential environmental impacts of the Project; and

WHEREAS, Hunt has reviewed the scope of the Project and has recommended that the District should (a) initially classify the Project as an Unlisted Action as that term is defined in Part 617.2 of the Regulations, (b) declare its intention to serve as lead agency to undertake a coordinated review of the Project, and (c) circulate notice to all involved agencies of the District’s intent to act as lead agent pursuant to the Regulations together with a copy of a long form Environmental Assessment Form (“EAF”) to facilitate a review of the potential environmental impacts of the Project; and

WHEREAS, following careful consideration of the nature and scope of the Project, the classifications of actions contained in the Regulations, and the recommendations provided by Hunt, by resolution adopted on February 4, 2025, the Board of Education preliminarily classified the Project as an Unlisted Action, and directed the District’s administration to circulate notice to all involved agencies of the District’s intention to act as lead agent in connection with a coordinated environmental review of the Project, together with a copy of an EAF; and

WHEREAS, on February 25, 2025, a notice was transmitted to all involved agencies of the Board of Education’s desire to act as lead agency with respect to the environmental review of the proposed Project and, following expiration of the applicable notice period, no agency has objected to the designation of the Board as lead agency with respect to the environmental review of the proposed Project; and

WHEREAS, following review of a the EAF and careful consideration of the nature and scope of the Project and the criteria contained in the Regulations, the Board of Education, by resolution adopted heretofore on March 26, 2025 (i) declared itself lead agency with respect to the environmental review of the Project, (ii) determined that the Project will not result in a potential significant adverse impact on the environment, and (iii) issued a Negative Declaration pursuant to SEQRA.

**NOW THEREFORE BE IT RESOLVED** by this Board of Education as follows:

Section 1. The proposition hereinafter set forth is hereby authorized to be submitted for the approval of the qualified voters at the annual school district election to be held in said District on May 20, 2025.

Section 2. The District Clerk is hereby authorized and directed to include as a part of the notice of the annual district meeting and election notice the proposition in substantially the following form:

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NOTICE IS HEREBY FURTHER GIVEN that at said annual election to be held on May 20, 2025, the following proposition will be submitted:

CAPITAL PROJECT PROPOSITION

Shall the following resolution be adopted:

RESOLVED, that the Alfred-Almond Central School District is hereby authorized to undertake a capital improvement project consisting of the reconstruction and renovation of, and the construction of improvements, additions and upgrades to various District buildings and facilities and the sites thereof, including the K-12 Building and Bus Garage, as well as the purchase of original furnishings, equipment, machinery and apparatus required in connection with the purposes for which such buildings, facilities and sites are used, all to include site, access, lighting, parking, athletic field, stadium and playfield improvements, demolition, utility, mechanical, plumbing and electrical improvements as well as payment of professional fees and all other necessary costs incidental to such work (collectively, the "Project") and expend therefore a total sum not to exceed \$24,000,000, which is estimated to be the total maximum cost thereof, and to pay for the Project by spending \$4,200,000 on deposit in the District's existing Capital Reserve Fund approved by the voters in May of 2022, and by the levy of a tax which is hereby voted in the amount of \$19,800,000, subject to available State aid or to any other revenues available for such purpose, which tax shall be levied and collected in annual installments in such years and in such amounts as may be determined by the Board of Education and in anticipation of the collection of such tax, bonds and notes of the District are hereby authorized to be issued at one time, or from time to time, in the principal amount not to exceed \$19,800,000, and a tax is hereby voted to pay the principal and interest on said obligations when due.

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Section 4. The Clerk of the School District is hereby authorized and directed in the name and on behalf of the District to do all acts and things necessary, following the advice and counsel of the District's Attorney and the District's Bond Counsel, to comply with all applicable laws, regulations and executive orders relating to the Annual Meeting to be held on May 20, 2025, and to do all other acts as may be necessary, or in the opinion of the District's Attorney and the District's Bond Counsel, desirable or proper to effectuate the purposes of the foregoing Resolution and to cause compliance by the District with all applicable laws, regulations and executive orders relating to the notice of, and procedural steps to be taken in connection with such Annual Meeting.

Section 5. This resolution shall take effect immediately.

Superintendent's Recommendation - That the Board of Education approve the above resolution.

C. Approval of the following Land purchase resolution:

WHEREAS, the Board of Education of the Alfred Almond Central School District (the "Board") is seeking voter approval to purchase a portion of unimproved real property located on Twin Valley Ter, Town of Almond, County of Allegany, State of New York containing approximately 2.972 acres of land having the tax identification number 139.-1-55.4 (the "Premises"), for a purchase price not to exceed \$7,500.00 and otherwise pursuant to the terms, conditions and contingencies of that certain proposed Purchase and Sale Contract for Land (the "Contract"), and utilizing this parcel of land to house and expand the

District's Forest School while providing educational outdoor activities for the District's elementary students; and

WHEREAS, the District Board of Education (the "Board") determined that the feasibility of future development, use and/or development of the Premises including the size and location is consistent with the long-term plans of the District, and that it is in the best interests of the District to purchase the Premises; and

WHEREAS, the purchase price not to exceed \$7,500.00, represents a fair market value of the Premises, consistent with comparable properties in the area, based upon current market conditions; and

WHEREAS, the Board has reviewed and approved a Contract of Sale between the owners of the property and the District (the "Contract").

WHEREAS, following completion of due diligence of the District and the satisfaction of the contingencies of the Contract, the District's execution of that Contract is hereby approved.

**NOW THEREFORE BE IT RESOLVED** by this Board of Education as follows:

RESOLVED, that the Board finds that the acquisition of the Premises is in the best interest of the District.

RESOLVED, that the Board calls a special district meeting of the qualified voters in and for the Alfred Almond Central School District, Allegany County, New York on May 20, 2025, Auditorium, between the hours of 1:00-8:00 p.m. for voting on said date, and it is further

RESOLVED, that prior to closing of the Contract, the District shall be satisfied of: (i) the marketability of title; (ii) the environmental condition of the Premises, including satisfactory compliance with the New York State Environmental Conservation Law, and the State Environmental Quality Review Act; and (iii) approval of the eligible voters of the District.

RESOLVED, that as part of the Special District Meeting, the qualified voters of the School District will be asked to vote on the proposition described below:

**PROPOSITION**

RESOLVED, that the Board of Education of the Alfred Almond Central School District, is hereby authorized to expend an amount not to exceed Seven Thousand Five Hundred Dollars (\$7,500.00) from existing undesignated fund balance to purchase the undeveloped real property located on Twin Valley Ter, Almond, New York, which is identified as SBL# 139.-1-55.4 on the Tax Map of the Town of Almond.

YES\_\_\_\_\_

NO\_\_\_\_\_

and it is further,

RESOLVED that voting shall be by paper ballot, and it is further

RESOLVED, that the District Clerk is hereby authorized and directed to include the foresaid proposition in a legal notice for the Special District Meeting, a copy of which is attached hereto, and to publish such notice immediately in the Alfred Sun and/or The Evening

Tribune, official newspapers of such district, such publication to be made four times within the seven weeks preceding the Special District Meeting, the first publication to be at least 45 days prior to said Special District Meeting, and it is further

RESOLVED, that the District Clerk is hereby authorized to amend the Notice of said Special District Meeting from time to time as, in her discretion, such amendment may be required or desirable, and it is further

RESOLVED, to the extent required by law, the Board of Education shall appoint election personnel to conduct said Special District Meeting pursuant to a separate resolution of this Board of Education, and it is further

RESOLVED, that the Superintendent, and/or members of the Board, as appropriate or as otherwise required by law, are hereby authorized, empowered and directed to execute and deliver such documents and take all such action on behalf of the District as may be deemed necessary, appropriate or advisable to carry out the intent or purposes of the foregoing resolutions.

RESOLVED, that the execution, delivery and performance by the Superintendent of Schools, and/or the members of the Board, as appropriate or as otherwise required by law, for and on behalf of the District, of all such further instruments and documents required in connection with the purchase of the Premises, each in form and substance approved by the Superintendent, and/or the members of the Board, as appropriate or as otherwise required by law, his or her signature thereon being conclusive evidence of such approval, are hereby in all respects approved, adopted and authorized by and on behalf of the District.

RESOLVED, that the foregoing resolutions shall remain in full force and effect until a copy of a subsequent resolution revoking or amending them, duly certified by the proper officers of the Board, shall be made by the Board.

RESOLVED, that this resolution shall take effect immediately.

Superintendent's Recommendation - That the Board of Education approve the above resolution.

**IV) EXECUTIVE SESSION**

**V) ADJOURNMENT**

**MEETING OF THE BOARD OF EDUCATION OF THE  
ALFRED-ALMOND CENTRAL SCHOOL DISTRICT  
ALLEGANY AND STEUBEN COUNTIES, NEW YORK**

**MARCH 26, 2025**

A regular meeting of the Board of Education of the Alfred-Almond Central School District (the "District") was held in the Auditorium of the Alfred-Almond High School, 6795 NY Route 21, Almond, New York on March 26, 2025 at 6:00 p.m. (Prevailing Time).

**There were present:**

**There were absent:**

**Others Also Present:**

\* \* \* \* \*

Upon motion duly made by \_\_\_\_\_ and seconded by \_\_\_\_\_, the following resolutions were adopted:

## RECITAL

WHEREAS, the Alfred-Almond Central School District (the “District”), is a local agency pursuant to the New York State Environmental Quality Review Act (“SEQRA”), Environmental Conservation Law Section 8-0101, et seq., and implementing regulations, 6 NYCRR Part 617 (the “Regulations”); and

WHEREAS, the District is considering undertaking a capital improvement project (the “Project”) consisting of the reconstruction and renovation of, and the construction of improvements, additions and upgrades to various District buildings and facilities and the sites thereof, including the K-12 Building and Bus Garage, as well as the purchase of original furnishings, equipment, machinery and apparatus required in connection with the purposes for which such buildings, facilities and sites are used, all to include site, access, lighting, parking, athletic field, stadium and playfield improvements, demolition, utility, mechanical, plumbing and electrical improvements as well as payment of professional fees and all other necessary costs incidental to such work. As more particularly described in the EAF (as defined below), the Project shall specifically include renovations and improvements at the Alfred-Almond K-12 School Building, generally consisting of interior, exterior, site renovations and improvements with a minor elevator & secure vestibule addition. The Project shall also include mechanical and HVAC improvements, kitchen renovations and equipment replacements, elevator modernization and a complete pool reconstruction, electrical upgrades, floor finishes or replacements, gym bleachers and wall pads replacements, lighting, and electrical upgrades. Interior renovations will include interior space renovations such as classrooms, offices, gymnasiums, locker rooms, bathrooms and support spaces. The Project also includes slate roof spot replacement and track surface finish replacement as well as mill and overlay of asphalt drives and parking lots and asphalt spot replacement and walkways with ADA curb ramps; and

WHEREAS, the District is required to review and evaluate the impact of the Project on the environment in accordance with the Regulations to determine what impact the Project may have on the environment in accordance with SEQRA’s requirements; and

WHEREAS, Hunt Engineers, Architects, & Surveyors (“Hunt”) was retained by the District to develop the scope of work for the Project and assist with the District’s review of the potential environmental impacts of the Project; and

WHEREAS, Hunt has reviewed the scope of the Project and has recommended that the District should (a) initially classify the Project as an Unlisted Action as that term is defined in Part 617.2 of the Regulations, (b) declare its intention to serve as lead agency to undertake a coordinated review of the Project, and (c) circulate notice to all involved agencies of the District’s intent to act as lead agent pursuant to the Regulations together with a copy of a long form Environmental Assessment Form (“EAF”) to facilitate a review of the potential environmental impacts of the Project; and

WHEREAS, following careful consideration of the nature and scope of the Project, the classifications of actions contained in the Regulations, and the recommendations provided by Hunt, by resolution adopted on February 4, 2025, the Board of Education preliminarily classified the Project as an Unlisted Action, and directed the District’s administration to circulate notice to all involved agencies of the District’s intention to act as lead agent in connection with a coordinated environmental review of the Project, together with a copy of an EAF; and

WHEREAS, on February 13, 2025, a notice was transmitted to all involved agencies of the Board of Education's desire to act as lead agency with respect to the environmental review of the proposed Project and, following expiration of the applicable notice period, no agency has objected to the designation of the Board as lead agency with respect to the environmental review of the proposed Project; and

WHEREAS, the Regulations requires a lead agency to issue a written determination of significance with respect to any proposed Unlisted action and the Board of Education 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 the development, construction and operation of the Project, including by completing and reviewing the responses provided in the full EAF for the Project which responses and other material included 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 reviewing and analyzing the history of uses on the current site, including reviewing past spills at the site as well as measures implemented to address any such spills, as well as reviewing information provided by its other consultants concerning the Project including potential impacts from same and the District has carefully reviewed the full EAF and other information referred to herein including each of the answers to same and the referenced attachment to same; and

**NOW THEREFORE BE IT RESOLVED** by this Board of Education as follows:

**Section 1.** The Board hereby declares itself lead agency with respect to the environmental review of the Project.

**Section 2.** Upon a thorough review and due consideration by the District of the full EAF including the completed answers to Parts 1, 2 and 3 of such form and the attachments thereto incorporated into it, and in consideration of other information, including from involved agencies, and the reviews completed by Hunt, the District makes the following findings:

a. The District has considered the Project pursuant to the parameters and criteria set forth in applicable law and regulations including but not limited to as set forth in §§ 617.2 and 617.3 of the Regulations.

b. The District has classified its review and approval of the Project as an Unlisted Action pursuant to § 617.4 of the Regulations.

c. The District has carefully reviewed the full EAF including the responses provided to Parts 1, 2 and 3 of same and the attachment to 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 consultant, including but not limited to input concerning potential impacts from noise, and considering among other impacts, from Project operations to community character, to land, to air quality, to surface and groundwater, to aesthetic resources and other impacts as identified herein, as well as considering the other criteria set forth in § 617.7(c) of the Regulations.

d. 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 to Land:

The Project will not have any significant adverse impact on land, since the Project site will have the same uses it does now, including transportation (bus parking, storage of petroleum and associated operations) and educational uses, and there will be no change in use for any Project site, except that the building and other improvements on site will be in a slightly modified footprint, albeit within the same site. Moreover, no significant negative impact is anticipated to any surrounding properties or setting because the Project site is currently occupied by the same use (transportation, bus parking, educational). As discussed further below, no other significant adverse impacts associated with the Project are anticipated, as appropriate measures will be constructed as part of the Project, including to address storm water and other potential impacts.

Groundwater/Stormwater Impacts and Wetlands Impacts:

The Project will not have any 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 ("SPDES") as applicable to the Project site including as necessary, the District obtaining any applicable permits for implementing features to prevent as feasible, adverse impacts from stormwater discharges during or as the result of construction activities. Further, the Project will not have any impacts on federal or state wetlands as no such wetlands have been identified within the area of the Project to be developed. There will be no significant potential adverse impact to any non-protected water body. There will be no significant potential 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 potential significant adverse environmental impact to the existing water system. In addition, the Project will not alter drainage flow or patterns in the area of the Project site or on it, nor will it impact surface water runoff, but to the extent there is any potential modification to same, it will be undertaken in accordance with applicable requirements and as may be directed by NYSDEC and pursuant to any applicable permit or approval.

Air Quality Impacts:

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 of the Project, 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 Project are not anticipated to result in significant increases in the number of vehicle trips, including from busses. As such, there is no indication that there will be significant adverse impacts to air quality from changes in the number of vehicles associated with the Project, including after the Project becomes operational.

### Impacts to Plants and Animals:

The Project will not result in any significant adverse impact on plants or animals, based upon the Project review conducted by the District's consultant, including after it reviewed and analyzed pertinent information from among other sources, the Department of Environmental Conservation's mapper program, no threatened or endangered plant or animal species were identified.

### Impacts on Agricultural Resources:

The Project will not result in any significant adverse impact on agricultural resources and no loss to agricultural resources will result from the construction of the Project.

### Impacts of Aesthetic Resources:

The Project will not have any significant adverse impact on aesthetic resources given that the Project site already houses the same kind of use as that associated with the Project. As a result, the Project will be consistent with the current use of the property and buildings encompassed by the Project which are for educational uses, including transportation uses. Thus, it is not anticipated that the Project will have any adverse impact to aesthetic resources, including to the area in which the Project work will be undertaken.

### Impacts to Historic and Archeological Resources

The Project will not result in any significant adverse impact to historic or archaeological resources. The District's consultant has opined that the Project is not anticipated to result in any significant impacts on listed historic resources based on information provided by the New York State Department of Environmental Conservation's mapper program which was provided with the completion of the EAF.

### Impacts on Open Space and Recreation:

The Project will not have any significant adverse impact on existing open space and recreation. Because the Project will essentially upgrade and replace a pre-existing use on the same site that involves the same type of facility, no potential significant adverse impact is anticipated to open space and recreation as any which may be used by the community will still generally speaking not be impacted.

### Impacts on Critical Environmental Areas:

The Project will not have any significant adverse impact on a Critical Environmental Area as designated pursuant to § 617.14(g) of the Regulations as the District has been informed by its consultant that no such areas are encompassed by the Project.

### Impacts on Transportation (Traffic):

The Project will not have any significant adverse impact on transportation or to the existing traffic patterns and flow as the Project entails the use of the same site for uses which are already occurring there, albeit with some upgrades, changes and renovations and a new structure and

improvements. Development of the Project is not anticipated to result in any significant increases in bus traffic, or other vehicular traffic.

Impacts Related to Noise and Odors:

The Project will not have any 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.

Impacts on Local Utilities:

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 within the capacity of the service providers at issue, including any such use associated with the new structures and underground facilities to be constructed.

**Section 3.** Based on the foregoing, the District finds that the Project will not have any significant adverse environmental impact in accordance with the SEQRA Regulations. The District thus issues a Negative Declaration pursuant to SEQRA and directs the following be undertaken and/or makes the following additional findings:

- a. A Notice of Negative Declaration shall be filed and/or published to the extent required by the Regulations, and as the District may deem advisable.
- b. 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.
- c. This Resolution has been prepared in accordance with Article 8 of the New York Environmental Conservation Act by the Alfred-Almond Central School District Board of Education.
- d. The District's Board of Education and/or those persons whom it may designate or has designated for such purpose is authorized to file the negative declaration in accordance with the applicable provisions of the law.
- e. The requirements of SEQRA have been satisfied.

**Section 4.** This Resolution shall take effect immediately.

The motion having been duly moved, the resolution was acted upon by the Board of Education and there were \_\_\_\_ votes in favor of the resolution and \_\_\_\_ votes against the resolution as follows:

Maeghen Kuhn	Voting	_____
John D'Angelo	Voting	_____
Gary Acker	Voting	_____
Jason Burdick	Voting	_____
Heather Miller	Voting	_____

The resolution was declared adopted.

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**MEETING OF THE BOARD OF EDUCATION OF THE  
ALFRED-ALMOND CENTRAL SCHOOL DISTRICT  
ALLEGANY AND STEUBEN COUNTIES, NEW YORK**

**MARCH 26, 2025**

A regular meeting of the Board of Education of the Alfred-Almond Central School District (the "District") was held in the Auditorium of the Alfred-Almond High School, 6795 NY Route 21, Almond, New York on March 26, 2025 at 6:00 p.m. (Prevailing Time).

**There were present:**

**There were absent:**

**Others Also Present:**

\* \* \* \* \*

Upon motion duly made by \_\_\_\_\_ and seconded by \_\_\_\_\_, the following resolutions were adopted:

## RECITAL

WHEREAS, the Alfred-Almond Central School District (the “District”), is a local agency pursuant to the New York State Environmental Quality Review Act (“SEQRA”), Environmental Conservation Law Section 8-0101, et seq., and implementing regulations, 6 NYCRR Part 617 (the “Regulations”); and

WHEREAS, the District is considering undertaking a capital improvement project consisting of the reconstruction and renovation of, and the construction of improvements, additions and upgrades to various District buildings and facilities and the sites thereof, including the K-12 Building and Bus Garage, as well as the purchase of original furnishings, equipment, machinery and apparatus required in connection with the purposes for which such buildings, facilities and sites are used, all to include site, access, lighting, parking, athletic field, stadium and playfield improvements, demolition, utility, mechanical, plumbing and electrical improvements as well as payment of professional fees and all other necessary costs incidental to such work (collectively, the “Project”); and

WHEREAS, the District is required to review and evaluate the impact of the Project on the environment in accordance with the Regulations to determine what impact the Project may have on the environment in accordance with SEQRA’s requirements; and

WHEREAS, Hunt Engineers, Architects, & Surveyors (“Hunt”) was retained by the District to develop the scope of work for the Project and assist with the District’s review of the potential environmental impacts of the Project; and

WHEREAS, Hunt has reviewed the scope of the Project and has recommended that the District should (a) initially classify the Project as an Unlisted Action as that term is defined in Part 617.2 of the Regulations, (b) declare its intention to serve as lead agency to undertake a coordinated review of the Project, and (c) circulate notice to all involved agencies of the District’s intent to act as lead agent pursuant to the Regulations together with a copy of a long form Environmental Assessment Form (“EAF”) to facilitate a review of the potential environmental impacts of the Project; and

WHEREAS, following careful consideration of the nature and scope of the Project, the classifications of actions contained in the Regulations, and the recommendations provided by Hunt, by resolution adopted on February 4, 2025, the Board of Education preliminarily classified the Project as an Unlisted Action, and directed the District’s administration to circulate notice to all involved agencies of the District’s intention to act as lead agent in connection with a coordinated environmental review of the Project, together with a copy of an EAF; and

WHEREAS, on February 25, 2025, a notice was transmitted to all involved agencies of the Board of Education’s desire to act as lead agency with respect to the environmental review of the proposed Project and, following expiration of the applicable notice period, no agency has objected to the designation of the Board as lead agency with respect to the environmental review of the proposed Project; and

WHEREAS, following review of a the EAF and careful consideration of the nature and scope of the Project and the criteria contained in the Regulations, the Board of Education, by resolution adopted heretofore on March 26, 2025 (i) declared itself lead agency with respect to the

environmental review of the Project, (ii) determined that the Project will not result in a potential significant adverse impact on the environment, and (iii) issued a Negative Declaration pursuant to SEQRA.

**NOW THEREFORE BE IT RESOLVED** by this Board of Education as follows:

Section 1. The proposition hereinafter set forth is hereby authorized to be submitted for the approval of the qualified voters at the annual school district election to be held in said District on May 20, 2025.

Section 2. The District Clerk is hereby authorized and directed to include as a part of the notice of the annual district meeting and election notice the proposition in substantially the following form:

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NOTICE IS HEREBY FURTHER GIVEN that at said annual election to be held on May 20, 2025, the following proposition will be submitted:

**CAPITAL PROJECT PROPOSITION**

Shall the following resolution be adopted:

RESOLVED, that the Alfred-Almond Central School District is hereby authorized to undertake a capital improvement project consisting of the reconstruction and renovation of, and the construction of improvements, additions and upgrades to various District buildings and facilities and the sites thereof, including the K-12 Building and Bus Garage, as well as the purchase of original furnishings, equipment, machinery and apparatus required in connection with the purposes for which such buildings, facilities and sites are used, all to include site, access, lighting, parking, athletic field, stadium and playfield improvements, demolition, utility, mechanical, plumbing and electrical improvements as well as payment of professional fees and all other necessary costs incidental to such work (collectively, the "Project") and expend therefore a total sum not to exceed \$24,000,000, which is estimated to be the total maximum cost thereof, and to pay for the Project by spending \$4,200,000 on deposit in the District's existing Capital Reserve Fund approved by the voters in May of 2022, and by the levy of a tax which is hereby voted in the amount of \$19,800,000, subject to available State aid or to any other revenues available for such purpose, which tax shall be levied and collected in annual installments in such years and in such amounts as may be determined by the Board of Education and in anticipation of the collection of such tax, bonds and notes of the District are hereby authorized to be issued at one time, or from time to time, in the principal amount not to exceed \$19,800,000, and a tax is hereby voted to pay the principal and interest on said obligations when due.

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Section 4. The Clerk of the School District is hereby authorized and directed in the name and on behalf of the District to do all acts and things necessary, following the advice and

counsel of the District’s Attorney and the District’s Bond Counsel, to comply with all applicable laws, regulations and executive orders relating to the Annual Meeting to be held on May 20, 2025, and to do all other acts as may be necessary, or in the opinion of the District’s Attorney and the District’s Bond Counsel, desirable or proper to effectuate the purposes of the foregoing Resolution and to cause compliance by the District with all applicable laws, regulations and executive orders relating to the notice of, and procedural steps to be taken in connection with such Annual Meeting.

Section 5. This resolution shall take effect immediately.

The motion having been duly moved, the resolution was acted upon by the Board of Education and there were \_\_\_\_ votes in favor of the resolution and \_\_\_\_ votes against the resolution as follows:

Magehen Kuhn	Voting	_____
John D’Angelo	Voting	_____
Gary Acker	Voting	_____
Jason Burdick	Voting	_____
Heather Miller	Voting	_____

The resolution was declared adopted.

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**MEETING OF THE BOARD OF EDUCATION OF THE  
ALFRED-ALMOND CENTRAL SCHOOL DISTRICT  
ALLEGANY AND STEUBEN COUNTIES, NEW YORK**

**March 26, 2025**

A Special meeting of the Board of Education of the Alfred-Almond Central School District (the “District”) was held in the Distance Learning Room of the Alfred-Almond High School, 6795 NY Route 21, Almond, New York on March 26, 2025 at 5:00 p.m. (Prevailing Time).

**There were present:**

**There were absent:**

**Others Also Present:**

\* \* \* \* \*

Upon motion duly made by \_\_\_\_\_ and seconded by \_\_\_\_\_, the following resolutions were adopted:

RECITAL

WHEREAS, the Board of Education of the Alfred Almond Central School District (the “Board”) is seeking voter approval to purchase a portion of unimproved real property located on Twin Valley Ter, Town of Almond, County of Allegany, State of New York containing approximately 2.972 acres of land having the tax identification number 139.-1-55.4 (the “Premises”), for a purchase price not to exceed \$7,500.00 and otherwise pursuant to the terms, conditions and contingencies of that certain proposed Purchase and Sale Contract for Land (the “Contract”), and utilizing this parcel of land to house and expand the District’s Forest School while providing educational outdoor activities for the District’s elementary students; and

WHEREAS, the District Board of Education (the “Board”) determined that the feasibility of future development, use and/or development of the Premises including the size and location is consistent with the long-term plans of the District, and that it is in the best interests of the District to purchase the Premises; and

WHEREAS, the purchase price not to exceed \$7,500.00, represents a fair market value of the Premises, consistent with comparable properties in the area, based upon current market conditions; and

WHEREAS, the Board has reviewed and approved a Contract of Sale between the owners of the property and the District (the “Contract”).

WHEREAS, following completion of due diligence of the District and the satisfaction of the contingencies of the Contract, the District’s execution of that Contract is hereby approved.

**NOW THEREFORE BE IT RESOLVED** by this Board of Education as follows:

RESOLVED, that the Board finds that the acquisition of the Premises is in the best interest of the District.

RESOLVED, that the Board calls a special district meeting of the qualified voters in and for the Alfred Almond Central School District, Allegany County, New York on May 20, 2025, Auditorium, between the hours of 1:00-8:00 p.m. for voting on said date, and it is further

RESOLVED, that prior to closing of the Contract, the District shall be satisfied of: (i) the marketability of title; (ii) the environmental condition of the Premises, including satisfactory compliance with the New York State Environmental Conservation Law, and the State Environmental Quality Review Act; and (iii) approval of the eligible voters of the District.

RESOLVED, that as part of the Special District Meeting, the qualified voters of the School District will be asked to vote on the proposition described below:

**PROPOSITION**

RESOLVED, that the Board of Education of the Alfred Almond Central School District, is hereby authorized to expend an amount not to exceed Seven Thousand Five Hundred Dollars (\$7,500.00) from existing undesignated fund balance to purchase the undeveloped real property located on Twin Valley Ter, Almond, New York, which is identified as SBL# 139.-1-55.4 on the Tax Map of the Town of Almond.

YES \_\_\_\_\_ NO \_\_\_\_\_

and it is further,

RESOLVED that voting shall be by paper ballot, and it is further

RESOLVED, that the District Clerk is hereby authorized and directed to include the foresaid proposition in a legal notice for the Special District Meeting, a copy of which is attached hereto, and to publish such notice immediately in the Alfred Sun and/or The Evening Tribune, official newspapers of such district, such publication to be made four times within the seven weeks preceding the Special District Meeting, the first publication to be at least 45 days prior to said Special District Meeting, and it is further

RESOLVED, that the District Clerk is hereby authorized to amend the Notice of said Special District Meeting from time to time as, in her discretion, such amendment may be required or desirable, and it is further

RESOLVED, to the extent required by law, the Board of Education shall appoint election personnel to conduct said Special District Meeting pursuant to a separate resolution of this Board of Education, and it is further

RESOLVED, that the Superintendent, and/or members of the Board, as appropriate or as otherwise required by law, are hereby authorized, empowered and directed to execute and deliver such documents and take all such action on behalf of the District as may be deemed necessary, appropriate or advisable to carry out the intent or purposes of the foregoing resolutions.

RESOLVED, that the execution, delivery and performance by the Superintendent of Schools, and/or the members of the Board, as appropriate or as otherwise required by law, for and on behalf of the District, of all such further instruments and documents required in connection with the purchase of the Premises, each in form and substance approved by the Superintendent, and/or the members of the Board, as appropriate or as otherwise required by law, his or her signature thereon being conclusive evidence of such approval, are hereby in all respects approved, adopted and authorized by and on behalf of the District.

RESOLVED, that the foregoing resolutions shall remain in full force and effect until a copy of a subsequent resolution revoking or amending them, duly certified by the proper officers of the Board, shall be made by the Board.

RESOLVED, that this resolution shall take effect immediately.

The motion having been duly moved, the resolution was acted upon by the Board of Education and there were \_\_\_\_ votes in favor of the resolution and \_\_\_\_ votes against the resolution as follows:

Maeghen Kuhn	Voting	_____
John D'Angelo	Voting	_____
Gary Acker	Voting	_____
Jason Burdick	Voting	_____
Heather Miller	Voting	_____

The resolution was declared adopted.

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