

INVESTING IN OUR STUDENTS

STRENGTHENING OUR COMMUNITY

BUILDING CHESTER'S FUTURE TOGETHER



New Athletic Facility

HESTER

UNION FREE SCHOOL DISTRICT

ALIGNMENT TO OUR DISTRICT MISSION, VISION & GOALS



CUFSD MISSION



Expanding opportunities for students, staff, families and our community.

Prioritizing safety and security throughout our schools and facilities.

Creating connections that bring our schools and community together.

Investing responsibly in the growth of our schools and community

Building Chester's future **TOGETHER**



ALIGNMENT TO OUR DISTRICT MISSION, VISION & GOALS

CUFSD VISION

The Chester School District develops global leaders by providing students with learning opportunities that foster critical thinking, creativity, collaboration, and communication. Students engage in authentic applications that support inquiry and innovation through partnerships with their community, local businesses, and higher education.

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2025-2026 CUFSD DISTRICT GOALS

1.	Promote an environment that prioritizes diversity, equity and inclusion where every individual feels safe, valued, respected and empowered to achieve their highest potential.	➔	Welcoming & Inclusive Learning Environment
2.	Provide innovative, data-driven, and career-connected learning experiences through highly qualified staff dedicated to supporting the success of all students.	➔	Innovative, Data-Driven Instruction
3.	Strengthen communication and engagement opportunities across multiple platforms to foster meaningful connections among students, staff, families, and the community.	➔	Collaborative Communication & Engagement
4.	Ensure the continual improvement and expansion of district facilities promoting safety, security and student opportunity in the most efficient and economical manner possible.	➔	Proactive Safety & Facilities Management
5.	Create a fiscally responsible budget that effectively addresses the needs of the district while considering the concerns and input of the community.	➔	Effective Budgetary Planning & Continuous Improvement

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CUFSD CAPITAL PROJECT

INTERSCHOLASTIC ATHLETICS FACILITY



**CAPITAL
PROJECT
VOTE!**

- Tuesday, December 16, 2025
- 8:00 am – 9:00 pm
- Chester Academy Band Room

**CHESTER
PRIDE,
COMMUNITY
WIDE.**

CUFSD CAPITAL PROJECT

INTERSCHOLASTIC ATHLETICS FACILITY



PRESENTATION

- 1. Project Overview**
Scope, Design, and Vision — A Strategic Investment in Chester's Future
- 2. Fiscal Responsibility & Long Term Value**
Investing today to strengthen Chester's future for generations to come
- 3. Project Timeline**
From Design to Completion — A Clear Path Forward
- 4. How We Got Here**
Informed by an audit of athletic programs, site suitability studies, and the State Environmental Review (SEQR)
- 5. Why This Matters**
Improving safety, expanding access, and creating opportunities for everyone — from our youngest students to our senior community members.
- 6. Your Voice, Your Vote, Our Future**
A community decision that strengthens Chester's future — supporting students, families, and all who call Chester home for generations to come.

INTERSCHOLASTIC ATHLETIC FACILITY



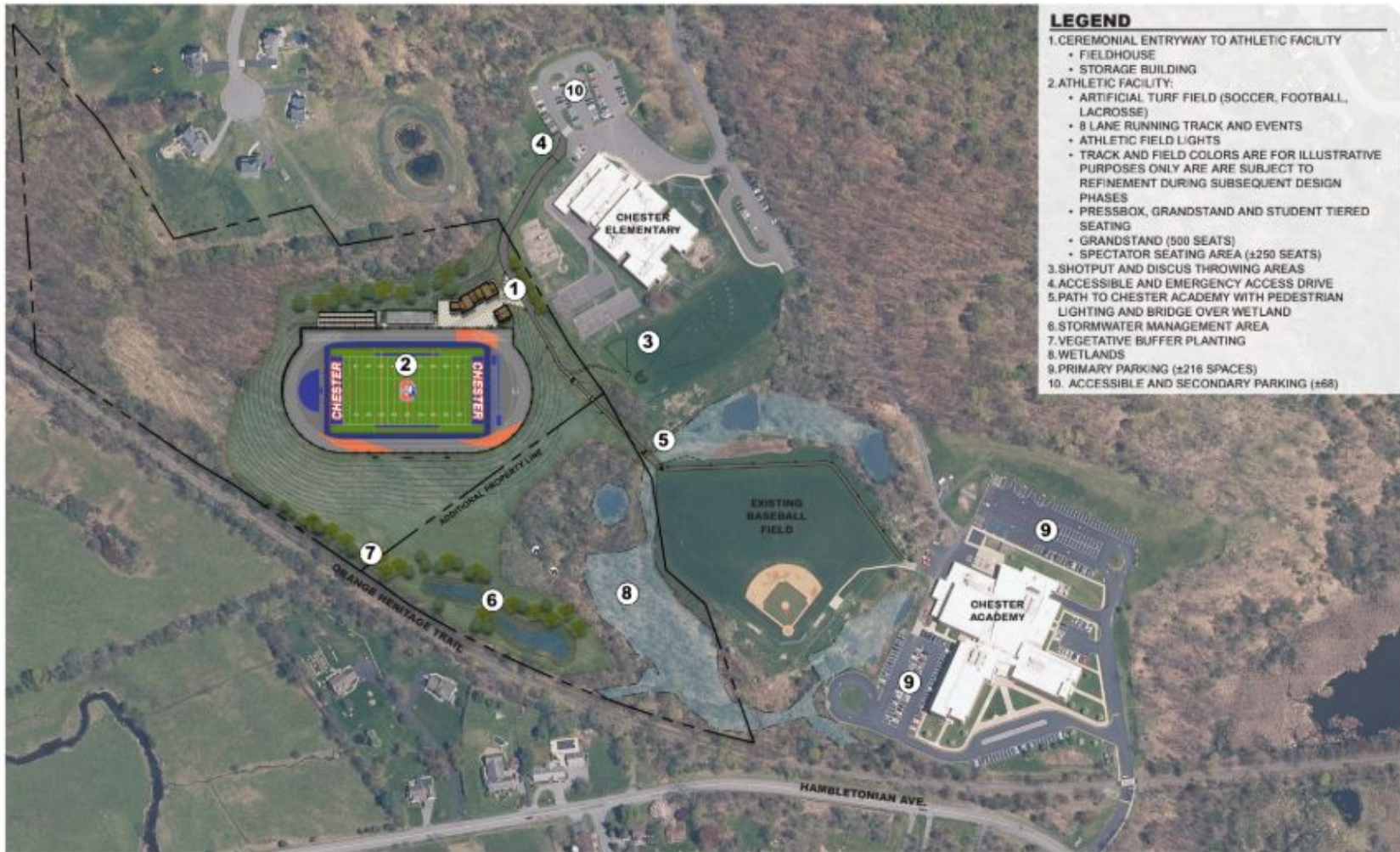


PROJECT OVERVIEW

Scope, Design, and Vision — A Strategic Investment in Chester's Future

Facility Design — Built for Students, Staff, Families & Community

- Multi-purpose athletic field situated within an eight-lane competition track.
- Dedicated event areas for steeplechase, pole vault, long jump, triple jump, and high jump, built to meet competitive standards.
- Field house with team locker rooms, public restrooms, secure storage, and a dedicated space for team meetings and half-time strategy sessions.
- Grandstand and tiered seating for spectators.
- Press box to support game-day operations, media coverage, and event coordination.
- Concession stand to serve spectators and enhance the game-day experience.
- Professional-grade lighting, scoreboard, PA, and sound system to support both daytime and evening events.
- Perimeter fencing designed to enhance safety, security, and controlled access for athletes, spectators, and staff.



LEGEND

1. CEREMONIAL ENTRYWAY TO ATHLETIC FACILITY

- FIELDHOUSE
- STORAGE BUILDING

2. ATHLETIC FACILITY:

- ARTIFICIAL TURF FIELD (SOCCER, FOOTBALL, LACROSSE)
- 8 LANE RUNNING TRACK AND EVENTS
- ATHLETIC FIELD LIGHTS
- TRACK AND FIELD COLORS ARE FOR ILLUSTRATIVE PURPOSES ONLY ARE SUBJECT TO REFINEMENT DURING SUBSEQUENT DESIGN PHASES
- PRESSBOX, GRANDSTAND AND STUDENT TIERED SEATING
- GRANDSTAND (500 SEATS)
- SPECTATOR SEATING AREA (±250 SEATS)

3. SHOTPUT AND DISCUS THROWING AREAS

- 4. ACCESSIBLE AND EMERGENCY ACCESS DRIVE
- 5. PATH TO CHESTER ACADEMY WITH PEDESTRIAN LIGHTING AND BRIDGE OVER WETLAND

6. STORMWATER MANAGEMENT AREA

- 7. VEGETATIVE BUFFER PLANTING

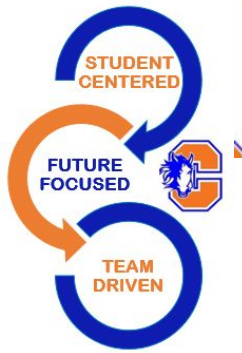
8. WETLANDS

- 9. PRIMARY PARKING (±216 SPACES)

- 10. ACCESSIBLE AND SECONDARY PARKING (±68)



* Track and Field colors are for illustrative purposes only and are subject to refinement during subsequent design phases.



PROJECT OVERVIEW

Scope, Design, and Vision — A Strategic Investment in Chester's Future

Safety & Security by Design

The Chester Commons, owned and operated by the Town of Chester, has long supported our athletic programs, and we appreciate the Town's partnership in allowing student use of its recreational facilities.

A town owned recreational facility presents challenges including:

- Safety and security issues specific to crowd management/open access
- Transportation logistics and added costs
- Proper shelter in the event of emergencies
- Limited access to restrooms and team facilities. *Pre-game, half-time and post-game meetings are in open wooded areas for our students as well as visiting teams.*

The proposed district-owned facility addresses these challenges through a single, secure point of entry, perimeter fencing, and a field house with dedicated home and visiting team spaces, public restrooms, and secure storage, creating a safe, efficient, and welcoming environment for students, staff, families, and community members.





























FISCAL RESPONSIBILITY & LONG TERM VALUE

Investing today to strengthen Chester's future for generations to come

The **\$26.9 million capital project** strategically leverages:

- \$6 million in Capital Reserve
- estimated \$6.6 million in NYS building aid

This reduces the overall taxpayer impact.

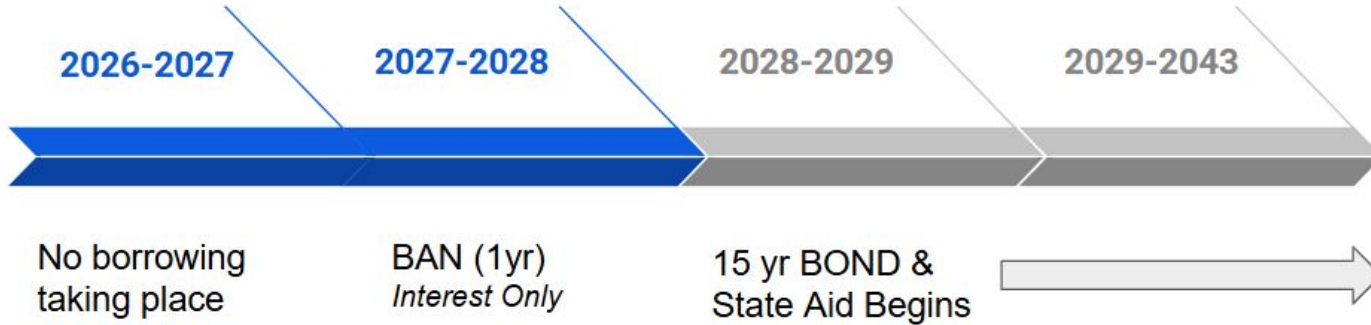
Note: Initial cost projections were higher. Triton Construction helped save the District more than \$2.1 million.



FISCAL RESPONSIBILITY & LONG TERM VALUE

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NO IMPACT TO 2026-2027 TAXES



YEAR	FINANCING	PAYMENT
2026-2027	No borrowing taking place	NA
2027-2028	1yr BAN (Bond Anticipation Note)	Interest Only
2028-2029	15 yr BOND	Principal & Interest State Aid Begins
2029 2043		



FISCAL RESPONSIBILITY & LONG TERM VALUE

AVERAGE COST TO TAXPAYER

16 Year Maturity Schedule for \$26,954,407 Capital Project
(1 year BAN and 15 Year BOND)

AVERAGE MARGINAL INCREASE FOR YEARS 2028-2043

ENHANCED (SENIOR) STAR

\$86,100 Equalized Value
Exemption
Income Restrictions

Full Value
\$250,000
\$300,000
\$350,000
\$400,000

Annual	Monthly
\$108	\$9.00
\$141	\$11.75
\$174	\$14.50
\$207	\$17.25

BASIC STAR

\$30,000 Equalized Value
Exemption
Primary Residence

Annual	Monthly
\$145	\$12.08
\$178	\$14.83
\$211	\$17.58
\$244	\$20.33

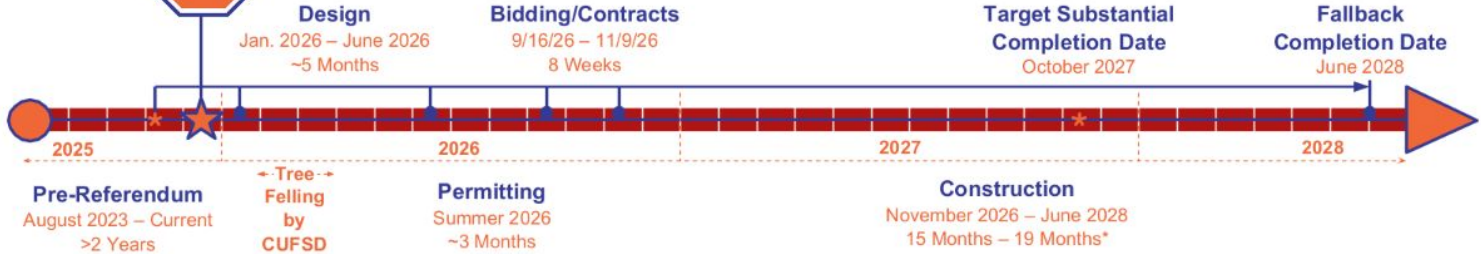


PROJECT TIMELINE

From Design to Completion - A Clear Path Forward

Referendum Vote

12/16/25



*** Factors that Could Influence Construction**

- NYSED Permitting Duration Start Date
- NYS DEC Tree Felling Window: 11/1 – 3/31
- Tree Felling by CUFSD: 1/5/26 – 3/31/26
- Weather
- Delivery Method: CoOp vs Competitive Bid

Anticipated Project Milestone Schedule



PROJECT TIMELINE

From Design to Completion - A Clear Path Forward

BOND VOTE APPROVAL PHASE		
November 2022	Interscholastic Athletic Audit	✓
May 2025	Feasibility Study	✓
August 20, 2025	BOE Notice of Intent (NOI) for SEQRA	✓
October 8, 2025	BOE resolution for SEQRA	✓
October 22, 2025	BOE resolution for referendum vote	✓
November 5, 2025	Public bond presentation at BOE Meeting @ 7 PM	
November 12, 2025	CUFSD Public Community Forum @ CA Auditorium @ 7 PM	
November 19, 2025	CUFSD Public Community Forum @ Senior Center @ 11:30 AM	
December 16, 2025	REFERENDUM VOTE @ Chester Academy Band Room 8 AM - 9 PM	

POTENTIAL CONSTRUCTION SCHEDULE	
December 2025	Referendum approval
January - June 2026	Design
July 2026	SED submission
July - August 2026	SED review/approval
Sept. -November 2026	CoOp / Public Bidding
November 2026	Construction Begins
October 2027	Target Substantial Completion
*June 2028	Fall Back Completion

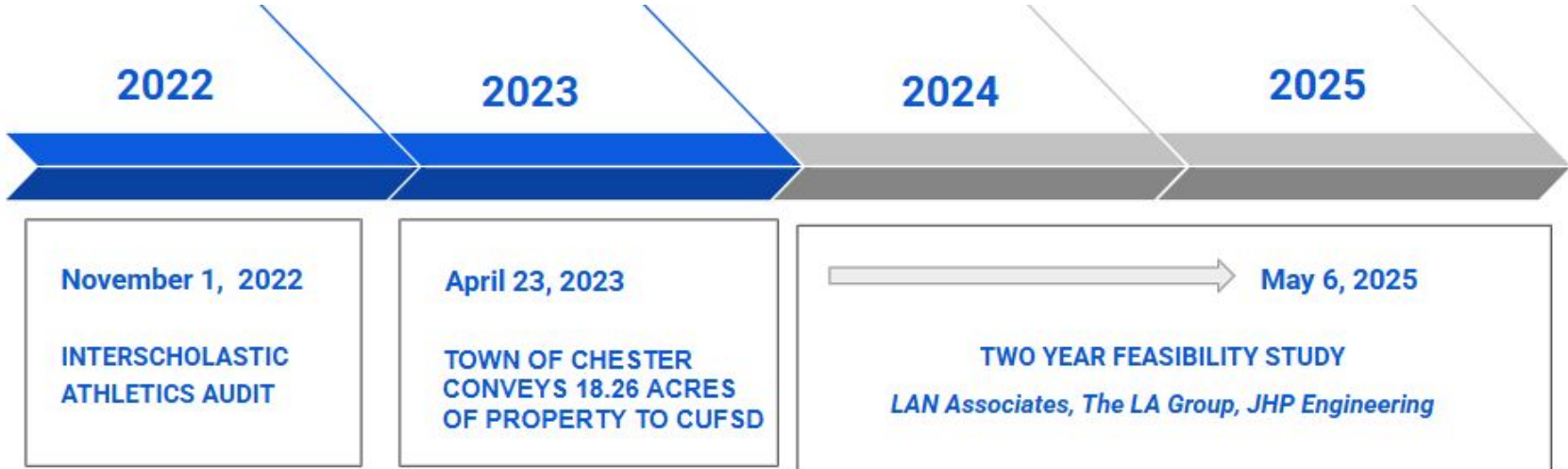
✓ = completed



HOW WE GOT HERE

Informed by an audit of athletic programs, site suitability studies, and the State Environmental Review (SEQR)

Developed following an interscholastic audit and extensive two-year feasibility study.



[CUFSU WEBSITE LINK TO INTERSCHOLASTIC ATHLETIC FACILITIES INFORMAL AUDIT](#)

[CUFSU WEBSITE LINK TO FEASIBILITY STUDY](#)



HOW WE GOT HERE

Informed by an audit of athletic programs, site suitability studies, and the State Environmental Review (SEQR)

The next phase focused on the NYSED SEQR review process and additional design and construction cost analysis, completed in collaboration with LAN Associates, The LA Group, and Triton Construction.

[CUFSD WEBSITE LINK TO SEQR REVIEW](#)



NYS Education Department (NYSED) SEQR Review Process

The State Environmental Quality Review (SEQR) process is a New York State–mandated environmental review that ensures all potential environmental impacts of a proposed project are identified and considered before any decisions are made or approvals are granted.



WHY THIS MATTERS

Improving safety, expanding access, and creating opportunities for everyone — from our youngest students to our senior community members.

Strengthening Safety and Security

We appreciate the Town's continued partnership in allowing our students to use its recreational fields. Their support has provided valuable opportunities for our athletic programs over the years.

Player Safety & Field Conditions

- As public recreation sites, these fields are not designed for interscholastic play and present challenges with surface hardness, and uneven conditions increasing the risk of player injuries.

Crowd Management, Safety & Security

- The Commons is a Town-owned public recreation area, not a district facility. Its open layout and multiple access points make it impossible to restrict entry during school activities, presenting challenges for supervision, event management, and student safety.
- Multiple entry points and limited visibility make emergency response and crowd control more difficult to manage.

District-Owned Facility Advantages

- A district-owned complex will provide a single, secure point of entry, proper lighting, fencing, and on-site weather shelter.
- Centralizing events on district property will enhance safety, security, and emergency preparedness while ensuring consistent maintenance and long-term sustainability.



WHY THIS MATTERS

Improving safety, expanding access, and creating opportunities for everyone — from our youngest students to our senior community members.

Investing in Our Students and Chester's Future

- This project reflects **careful planning**, including environmental studies, cost estimates, and feasibility analyses led by professional engineers and architects.
- Improvements in school facilities benefit the broader community by helping maintain and enhance neighborhood desirability, which helps protect **property values** for *all* homeowners — not just those with children in school.
- A well-planned district-owned facility significantly reduces recurring rental, transportation, and maintenance costs associated with off-site facilities.
- **65.6% of eligible costs are covered by State Building Aid**, reducing the local taxpayer share by approximately 25%.
- **Capital Reserve Funding:** \$6 million already set aside in the voter-approved 2022 Capital Reserve — reducing the amount to be financed and lowering taxpayer impact.



WHY THIS MATTERS

Improving safety, expanding access, and creating opportunities for everyone — from our youngest students to our senior community members.

Their Voices, Our Why highlights what this project means to our students and staff. It's about improving safety, expanding opportunities, and building the kind of facilities neighboring districts already have—investing in a space that will serve Chester students and families for generations to come.

Video Link: [Their Voices, Our Why: Hear from our students and staff](#)



WHY THIS MATTERS

Improving safety, expanding access, and creating opportunities for everyone — from our youngest students to our senior community members.

For Everyone—Students, Staff and the Entire Community

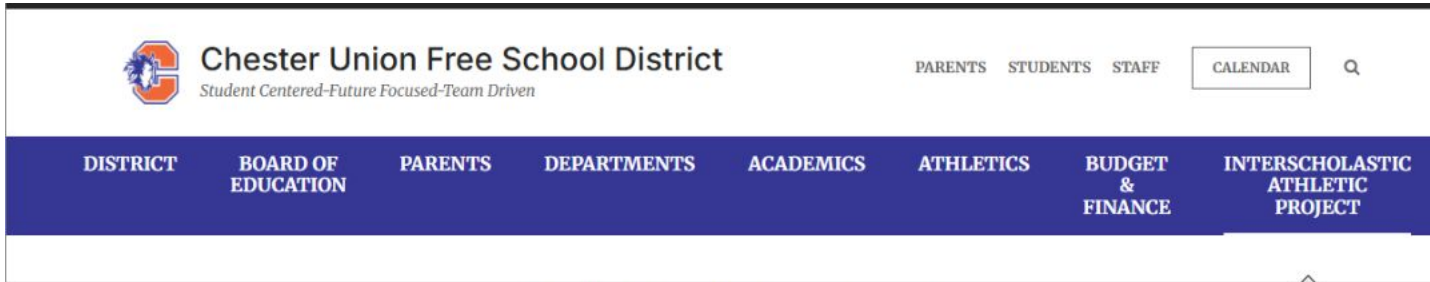
- **Open to All:** A safe, lighted track and field available for walking and fitness—an accessible alternative to wooded trails.
- **Comfort and Accessibility:** Field house with restrooms, seating, and a weather-protected shelter.
- **Safety and Security:** Well-lit, single-entry design for peace of mind during evening events.
- **Community Gathering Place:** Space for concerts, ceremonies, and celebrations that bring Chester together.
- **For Generations to Come:** A lasting investment that benefits every resident—students, families, and seniors alike.



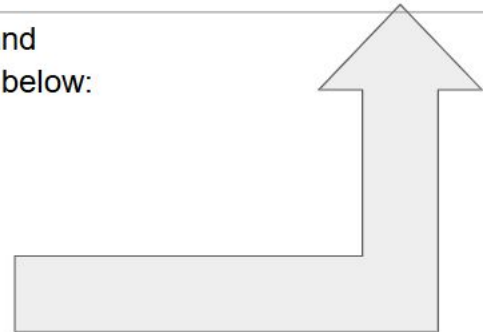
YOUR VOICE, YOUR VOTE, OUR FUTURE

A community decision that strengthens Chester's future — supporting students, families, and all who call Chester home for generations to come.

[CUFSD WEBSITE LINK: COMMUNICATION & ENGAGEMENT](#)



For the latest information and updates, use the QR code below:





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CUFSD WEBSITE LINK: COMMUNICATION & ENGAGEMENT

The District website is the primary source of information, ensuring accessibility for all and reaching the broader community. It includes livestream links to Board of Education meetings, with opportunities to view recordings at a later date. Our dedicated Interscholastic Athletics Facility tab on the CUFSD website provides details and updates on the Capital Project and the upcoming voter referendum on December 16, 2025, as well as a designated email for submitting questions that will be included in an online FAQ. Additional updates are shared through ParentSquare, District social media, *The Chronicle*, parent panels, and community forums, important opportunities for engagement and input.

We welcome you to join the conversation and share your thoughts as we continue to plan for the future of Chester's students and community.



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Contact Information

Use the following email to submit questions or suggestions about the proposed Interscholastic Athletics Facility Capital Project. Questions will be added to our FAQ page.

interscholastic-athletic-project@chesterufsd.org

**Interscholastic Athletic
Audit**

Feasibility Study

SEQR

**Communication &
Engagement**

Athletic Facility Gallery

**Project Funding- Cost &
Tax Payer Info**

[FAQ](#)

FAQ

Frequently asked questions and questions submitted to us:

- + Project Vision
- + Facility Overview & Design
- + Fiscal Responsibility & Cost
- + Project Timeline & History
- + Facility Location
- + Safety & Security
- + Student Impact
- + Community Benefit
- + Environmental Considerations
- + How To Get Involved



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2025-2026: AUGUST 20 TO OCTOBER 22

DATE	COMMUNICATION & ENGAGEMENT
8/20/25	<p><u>BOE Meeting</u> <i>Welcome Letter to CUFSD Families</i> <i>Preliminary Overview of Project</i> <i>BOE Declare SEQRA Lead Agency Intent</i> Interscholastic Athletics Facility Preliminary Overview</p>
9/10/25	<p><u>BOE Meeting</u> <i>Overview of District Goals & Objectives Presentation</i></p> <p>2025-2026 District Goals & Objectives 9/10/25 Presentation</p>
9/23/25	<p>CUFSD Interscholastic Athletics Project Tab opens on the CUFSD website with designated email for questions/input.</p> <p>Website: https://www.chesterufsd.org/interscholastic-athletics-facility-capital-project</p> <p>Email: interscholastic-athletic-project@chesterufsd.org</p>



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2025-2026: AUGUST 20 TO OCTOBER 22	
DATE	COMMUNICATION & ENGAGEMENT
10/7/25	<u>CUFSD Parent Athletics Panel Mtg</u> <i>Discuss communication/opportunities for improvement specific to athletics.</i>
10/8/25	<u>BOE Mtg:</u> <i>BOE Declaration of Lead Agency</i> <i>SEQRA Negative Declaration</i>
	Invitations sent to representative groups of the CUFSD Community Athletics Advisory Panel: <i>Interscholastic Athletics Facility</i> <i>*Invite mailed to residents adjacent the project</i>
10/22/25	<u>BOE Mtg:</u> Adoption of Resolution to Present Capital Project Proposition to Voters. <i>Referendum for Vote Set: December 16</i>



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2025-2026: OCTOBER 27 TO NOVEMBER 19

2025-2026: OCTOBER 27 TO NOVEMBER 19	
DATE	COMMUNICATION & ENGAGEMENT
10/27/25	<u>CA Parent Athletics Panel Mtg</u> <i>Present overview of the Interscholastic Athletics Facility Capital Project</i>
10/28/25	<u>CUFSD Parent Panel Mtg</u> <i>Present overview of the Interscholastic Athletics Facility Capital Project</i>
11/5/25	<u>BOE Mtg</u> Capital Project Presentation: Proposed Interscholastic Athletics Facility
11/6/25	<u>CUFSD Community Advisory Panel:</u> <i>Interscholastic Athletics Facility</i>
11/7/25	<u>CUFSD Newsletter</u> <i>October Edition</i>



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2025-2026: OCTOBER 27 TO NOVEMBER 19

DATE	COMMUNICATION & ENGAGEMENT
11/12/25	<u>CUFSD Public Community Forum</u> <i>CA Auditorium 7pm</i>
11/13/25	PTA Mtg
11/18/25	PTSA Mtg
11/19/25	<u>CUFSD Public Community Forum</u> <i>Senior Center 11:30 am</i>
	BOE Mtg
Parent Teacher Conferences Tuesday, Nov. 25 School Closed for Thanksgiving Break Nov. 26-28	



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2025-2026: DECEMBER 3 TO DECEMBER 16	
DATE	COMMUNICATION & ENGAGEMENT
12/3/25	BOE Mtg
Week of December 1	CUFSD Capital Project Newsletter Mailing <i>Additional Communication/Engagement will be added based on November feedback.</i>
12/16/25	Referendum

[CUFSD WEBSITE LINK: COMMUNICATION & ENGAGEMENT](#)

CAPITAL PROJECT VOTE!

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CHESTER PRIDE, COMMUNITY WIDE.

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