



CHESTER

Union Free School District

CAPITAL PROJECT: INTERSCHOLASTIC ATHLETICS FACILITY

Dear Community Member:

On Tuesday, Dec. 16, Chester Union Free School District residents will vote on the Interscholastic Athletics Facilities Capital Project. This \$26.9 million project is more than an athletic field and track lanes. It is about our students, our community and our future. Chester is one of the only districts in Orange County and the Hudson Valley without an interscholastic athletics facility, while neighboring communities continue to invest and grow.

This project allows us to elevate our facilities to the level families expect across the region, providing opportunities for all students. It creates an additional safe and secure space for school and community events, bringing students and families to Chester. With a single point of entry and perimeter fencing, it will:

- **Protect property values and attract new families.**
- **Provide outdoor space for physical education classes and athletics for CES and Chester Academy.**
- **Provide a safe, lit space for walking for the community.**
- **Reduce travel time for students, creating more time for academics and after-school responsibilities.**
- **Allow us to host regional competitions and other events, which could boost the local economy.**

This project has been years in the making, starting in 2022 following an extensive audit of our athletic program facilities, followed by a two-year feasibility study led by LAN Associates in collaboration with the LA Group, completed in May 2025.

You have the opportunity this December to bring this vision to life — a space our entire community can use. You are investing in our students, strengthening our community and helping to build Chester's future together.

Sincerely,

Catherine O'Hara

Superintendent of Schools

Chester Union Free School District

CHECK OUT OUR VIDEO! What our students are saying—

Scan QR code - available with English subtitles. Escanea el código QR Disponible con subtítulos en español.



Funding Plan Reduces Taxpayer Impact



AVERAGE COST TO TAXPAYER

0% IMPACT ON 2026-27 TAXES

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

The \$26.9 million capital project strategically leverages:

- \$6 million in Capital Reserve.
- 25% of total project cost offset by 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.

ENHANCED (SENIOR) STAR

\$86,100
Equalized Value
Exemption

Income Restrictions

BASIC STAR

\$30,000
Equalized Value
Exemption

Primary Residence

Full Value	Annual	Monthly	Annual	Monthly
\$250,000	\$108	\$9.00	\$145	\$12.08
\$300,000	\$141	\$11.75	\$178	\$14.83
\$350,000	\$174	\$14.50	\$211	\$17.58
\$400,000	\$207	\$17.25	\$244	\$20.33

AVERAGE MARGINAL INCREASE FOR YEARS 2028-2043

VOTE

Dec 16, 2025

8:00 am - 9:00 pm

**Chester Academy
Bandroom**

Disponible
en
español.
Escanea el
código QR



para ver el boletín
informativo del Proyecto
Atlético Interescolar.



For All Students & Community

While this complex will directly benefit student athletes, it will also create meaningful opportunities for every student through physical education, wellness programs, school events, and community activities. Families will have a central, safe, and accessible location for gatherings, celebrations, and performances. Hosting athletic competitions and community events on-site will boost school spirit, foster stronger connections, and provide economic and social benefits for Chester.



Got Questions?

Email us at:

interscholastic-athletic-project@chesterufsd.org
to submit questions or suggestions about the proposed Interscholastic Athletics Facility Capital Project.

Questions not already answered will be added to our FAQ page.

Scan QR Code to visit and review the FAQ page to see if your question has already been addressed.



Scope of the Work



The project consists of a modern, multi-purpose athletic facility designed to serve students, families, and the community. We incorporated community feedback from the previous proposal into this project, which now features:

- Multi-purpose turf athletic field situated within an eight-lane, high-quality 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 halftime strategy sessions.



- Grandstand and/or bleacher seating for up to 750 spectators, based on graduation attendance numbers.
- 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.

Safety & Security

The Chester Commons is a Town-owned public recreation area, not a district facility. Challenges include:

- Safety and security issues specific to crowd management and open access.
- The fields are not designed for interscholastic play and present challenges with surface hardness and uneven conditions, which increases the risk of player injuries.
- The open layout and multiple access points make it extremely difficult to restrict entry during school activities, creating challenges for supervision, event management, and student safety.
- Multiple entry points and limited visibility make emergency response and crowd control difficult to manage.



The proposed facility addresses challenges by creating a safe, efficient, and welcoming environment through safety & security by design. Key features include:

- A single, secure point of entry.
- Perimeter fencing designed to enhance safety, security, and control access.
- A field house providing dedicated home and visiting team spaces, public restrooms, and secure storage.
- Paved ADA/Emergency Access Road and pedestrian path with lighting.
- Proper lighting and on-site weather shelter.
- Centralizing events on district property to enhance safety, security, and emergency preparedness.



The District's safety plan includes the installation of lighting and emergency call stations along all pedestrian pathways leading to the facility to ensure clear visibility and rapid communication in the event of an emergency.

During evening events or times when multiple activities are occurring simultaneously, additional security personnel will be assigned — similar to current safety protocols for large school events. These measures are designed to maintain a safe and well-supervised environment for all students, families, and visitors.

Proposed Location

The proposed facility will be developed on approximately 20 acres of undeveloped land adjacent to Chester Elementary School and Chester Academy on Hambletonian Avenue. This land was acquired by the Chester UFSD from the Town of Chester.

The site's location provides connectivity between our campuses and allows both schools to use the facility. An estimated 25% of the total project cost is offset by New York State Building Aid.

While the project site adjoins the Heritage Trail, there will be no public access to the facility from the trail to maintain security and controlled entry. However, there will be a lighted pedestrian path from the parking lot at Chester Academy and ADA/emergency access from Chester Elementary.

Facilities like this are commonly available in other school districts across the region and this project will bring those same experiences to Chester, strengthening school pride, inclusivity, and shared opportunities for all students - whether they participate in athletics, music or other programs.

VOTE
Dec 16, 2025
8:00 am - 9:00 pm
CA Band Room



For more information on how to vote, visit our voter information page.

OR contact the district clerk at
 845-469-5052 ext. 3401

A Message from the Board of Education

As Board of Education members, our responsibility is to plan thoughtfully for the long-term needs of our students, families, and community. Over the past three years, we have worked closely with our Superintendent, administrative team, and district partners — LAN Associates, The LA Group, and Triton Construction — to study the feasibility of an on-campus Interscholastic Athletics Facility, focusing on student opportunities, safety, access, and overall community impact.



This proposal is the result of that work. From athletic events and physical education to school celebrations and community gatherings, this facility reflects the Chester Pride that unites us and our commitment to empowering every student to reach their highest potential. It also ensures that our students have access to the same high-quality opportunities and amenities available in neighboring districts.

We encourage our community to participate in the Dec. 16, 2025, vote as we plan for Chester's future together.

Community Access

The District intends for the facility to be available for community use in accordance with District policy. Usage will follow established safety, scheduling, and supervision guidelines to ensure that school programs and student activities remain the top priority.

The track and field area may be used by the community for walking, fitness activities, and special events such as community celebrations, wellness initiatives, or local ceremonies. These opportunities will allow residents to enjoy a beautiful, safe, and secure environment.



CHESTER UFSD ADMINISTRATION

Catherine O'Hara
Superintendent of Schools

Matthew DeRosa
Director of Facilities

Nicole DeSousa
Assistant Superintendent of Business

BOARD OF EDUCATION

President
Kim DiCurcio

Vice President
Caroline Negersmith

Trustees
Diane Arnett
Lisa Hines-Johnson
Rosalie Pena

VOTE

0% TAX IMPACT
2026-2027

Dec 16, 2025
8:00 am - 9:00 pm
CA Band Room

Voters will enter and exit directly through door four, adjacent to the band room.

Look for signs



Disponible en español. Escanea el código QR para ver el boletín informativo del Proyecto Atlético Interescolar.

CHESTER UFSD NEWSLETTER
Produced by Dutchess BOCES
Office of Communications
Irwin Goldberg, Director;
Désirée Gagnon, Graphic Designer

Anticipated Milestone Schedule*

