

LEAD AGENCY'S SEQRA FINDINGS STATEMENT

Facilities Consolidation at Warburg Campus
Greenburgh Central School District Board of Education
Westchester County, New York

Adopted: December 4, 2018

I. INTRODUCTION

This document is a Findings Statement prepared pursuant to and as required by 6 NYCRR Part 617.11 (the Statewide regulations implementing the New York State Environmental Quality Review Act, or "SEQRA"). This Findings Statement pertains to the proposed program to consolidate facilities of Greenburgh Central School District on the Warburg Campus ("Proposed Action" or "Project") located in the Hartsdale section of the Town of Greenburgh, Westchester County New York. The project would include an addition to Lee F. Jackson School and renovations to the existing building to house grades Pre-K through 2; approximate 150,000 square foot new 3-8 School building to house grades 3 through 8; renovations and modernization of Woodlands High School; construction of new athletic facilities and renovations of existing play fields; construction of an access roadway to connect the east and west sides of the Campus, parking, and outdoor educational spaces; and the closure of Richard J. Bailey and Highview elementary schools located elsewhere in the District.

This Findings Statement draws upon the information in the Draft Environmental Impact Statement ("Draft EIS" or "DEIS") that was accepted by the Greenburgh Central School District Board of Education ("Lead Agency"), information and testimony received at a duly noticed public hearing, the Final Environmental Impact Statement ("Final EIS" or "FEIS") accepted by the Board of Education, and other information received during the SEQRA process. The following steps occurred in this proceeding to satisfy the requirements of SEQRA.

- Designation of the Greenburgh Central School District Board of Education as SEQRA Lead Agency on July 14, 2018;
- Issuance of a Positive Declaration by the Lead Agency on July 14, 2018;
- Preparation of a Draft EIS;
- Acceptance of the Draft EIS by the Lead Agency on September 4, 2018, and subsequent filing of the Draft EIS and Notice of Completion and Notice of Public Hearing, and posting of same on the School District's website;¹
- Holding of a Public Hearing on the Draft EIS by the Lead Agency on September 20, 2018, at which time there was opportunity to hear public comments, and the hearing was closed;
- Receipt of written comments on the Draft EIS through October 4, 2018;
- Preparation of a Final EIS;
- Acceptance of the Final EIS (which incorporated the Draft EIS) by the Lead Agency on October 16, 2018, and subsequent filing of the Final EIS and a Notice of Completion, and posting of same on the School District's website;

¹ Website at which such filings are posted: www.greenburghcsd.org

- Filing of inadvertent omissions from the accepted Final EIS that was initially distributed, and posting of same on the School District's website on October 25, 2018;
- Affording a public review period on the Final EIS of more than 10 calendar days following the refiling of the Final EIS; and,
- Adoption of this Findings Statement by the Lead Agency.

During public review of the Final EIS, the Board received verbal and written comments on the content of the EIS and the scope of the proposed program. A letter was received from the Poets Corner Civic Association (PCCA) dated November 26, 2018, which included five pages of comments. The Board Chairman and the District's environmental consultant met with representatives of the PCCA to discuss these comments. At the Board's meeting on December 4, 2018, the District's environmental consultant provided its assessment of the PCCA comments. It is the Board's conclusion that all of the concerns raised related to environmental impact issues have been adequately addressed in the Final EIS for purposes of SEQRA.

This Findings Statement attests to the fact that the Board of Education has given due consideration to the Environmental Impact Statement, and other information received in conjunction with the SEQRA process. Further, this Findings Statement considers the facts and conclusions in the Environmental Impact Statement relied upon by the Board of Education to support its decisions, and weighs and balances the relevant environmental impacts with "social, economic and other considerations" which form the basis for its decision (6NYCRR 617.11(d)).

A. Background

The School District serves the residents of the central portion of the Town of Greenburgh and a small portion of the Village of Elmsford in southern Westchester County, New York. The District is home to approximately 9,130 households as of the 2010 US Census². The Greenburgh School District educates PreK-12 students in five District facilities, including an early childhood center, three elementary schools, and a combined middle school / high school building. Elementary grade levels are housed at Lee F. Jackson School, Highview School, and Richard K. Bailey School.

A demographic study of the School District was conducted by the Western Suffolk BOCES Office of School Planning & Research,³ which presents a facility analysis for space allocation among the District's facilities. According to the study, a student population increase is projected from 1,831 students in 2017 to a post-bond enrollment of 1,954 by 2022. The District Pre-K to 12 enrollment is projected to increase through 2027 to 2,071 students. According to the 2017 projections, the Pre-K to 2 grades will reach peak student population in 2024, while the middle grades are expected to peak in 2027. The high school grades are expected to peak in 2023.

Consistent with New York State Education Department planning guidelines, District facilities are planned based on the maximum populations projected to be in place from the date of the study to within 5 years for grades K-6, 8 years for grades 7-8, and 10 years for grades 9-12.

²*Databook, Westchester County, New York*, Westchester County Department of Planning, 2010.

³*Comprehensive Long Range Planning Study, Greenburgh Central School District 2017-2018*, Western Suffolk BOCES Office of School Planning & Research.

The *Study* indicates the existing classroom space in the three elementary schools, within a K-6 grade configuration framework would need to handle growth to accommodate the programmatic needs of the students during the projection period. These grades could be relocated among the schools as space becomes available. The *Study* also indicates that a clear need exists to explore alternatives in space utilization that would provide adequate housing of the enrollment, and create equitable and efficient space allocation among the District schools to foster educational excellence. The *Study* presents an analysis for reconfiguring the facilities to accommodate grades Pre-K to 12 at three schools.

While the enrollment of the Pre-K to 2 grades is anticipated to remain relatively stable in the next ten years, grades 3-8 are anticipated to expand. The costs of operation of the existing facilities continue to rise. The District Board of Education has considered a plan to consolidate the grades at three facilities at the Campus and potentially dispose of the Highview School and Richard K. Bailey School as analyzed in the 2017-2018 demographic study. This is the subject action studied in the EIS documents.

B. The Proposed Action

At the DEIS public hearing held on September 20, an alternative conceptual site plan was presented which modified the layout of components of the site plan thereby reducing some impacts but otherwise is much like the plan presented in the DEIS. The most significant change is the repositioning of the new 3-8 School building and construction of a new football field and running track in the center of the campus. This modification was done to significantly reduce tree clearing, land grading and bedrock excavation estimated for the earlier plan, and reduces the project budget by several million dollars. It also shifted traffic from NYS Route 100A to less travelled Juniper Hill Road.

2.5 Project Overview

The proposed action is the implementation of the Greenburgh Central School District's long range goal of renovating and reconfiguring its physical facilities to consolidate all its educational facilities at the campus. The District has undertaken a planning process that seeks to reconfigure the educational model and the school facilities in the District. Currently, the District has six student transitions and five school buildings in various parts of the Town of Greenburgh. The proposal envisions the consolidation of school facilities onto the Warburg Campus property and closure of the Richard J. Bailey School at 33 Hillside Avenue and Highview School at 200 North Central Avenue.

The District currently operates five schools. The Lee F. Jackson School currently serves grades kindergarten and 1st grade, and pre-kindergarten students attend classes at an early childhood education center on the Warburg Campus. The Highview Elementary School currently serves grades 2nd and 3rd and the R.J Bailey School currently serves grades 4th through 6th. Middle school (7th and 8th grades) and high school (9th through 12th grades) students attend the Woodlands Middle School/ High School at the Warburg campus.

The current proposal is to close Highview and Bailey elementary schools. The project includes an addition to the Lee F. Jackson School which would allow the accommodation of grades pre-kindergarten through second grade. Grades 3 through 8 would be consolidated into a new school building of approximately 150,000 square feet (sf) which would be constructed in the center of the Warburg Campus. The new 3-8 School building would be comprised of two separate student communities, the 3rd through 5th grades and 6th through 8th grades. The new

school building would share certain common areas. The existing Woodlands Middle School / High School will be configured to serve grades 9 through 12, and the project would include facility upgrades to the existing campus buildings.

The project would include the improvement and extension of existing roadways to improve circulation between schools and other campus facilities. The road improvements would allow vehicular circulation between the Woodlands school building, the Jackson School building, and the new 3-8 School building. The roadway, driveway and parking lot improvements will improve bus and vehicle circulation and parking internal to the campus. Access into the Warburg Campus will remain from Pat Capone Road at West Hartsdale Avenue (NYS Route 100A) to the west, First Street and Saratoga Road to the east, and Pinewood Road and Dalewood Drive to the south.

The project would include the construction of new athletic facilities and renovation of existing fields. Existing walking trails and pathways on the campus will be connected to the facilities to improve utilization. These outdoor spaces will allow students and teachers to take better advantage of the natural resources of the District's wooded campus.

The project will incorporate new stormwater management facilities designed and constructed in compliance with NYSDEC requirements. The project as planned will connect to existing municipal water and sewer facilities that are available at the site.

Security measures will be improved at all campus entrances, building and facility entrances and throughout the facilities. The Early Childhood Center will be re-purposed, following the transfer of pre-school facilities to the Jackson School. The proposed facility upgrades will also include renovations to the District Administration Building.

Project Location

The Warburg Campus is situated between West Hartsdale Avenue (NYS Route 100A) on the west side and local streets connecting to Central Park Avenue (NYS Route 100) on the east, in the Hartsdale area of the Town of Greenburgh. The Campus gains access from West Hartsdale Avenue, Pinewood Road, and First Street.

Build Year 2022

For purposes of the DEIS analyses, 2022 is used as the "build year" relative to site work, which is the year that the proposed 3-8 School and Jackson School additions are expected to be fully constructed and occupied. These Findings acknowledge public comments received regarding a longer duration for the overall consolidation program to be completed, as described in FEIS comments and responses 2-1 and 2-10. Renovations of other buildings on the campus would continue with anticipated conclusion of the full program in fall of 2024.

C. Construction and Operation

Construction

The "Alternative Plan" prepared by the District's team of design consultants and presented in the FEIS illustrates the program of building and site improvements. The plan has been advanced in sufficient detail to assess potential environmental impacts for the purpose of the SEQRA review. Following public approval of a referendum to fund the program, detailed

construction plans will be developed for the buildings and site improvements in accordance with the requirements of approving agencies. Approvals of the construction documents by appropriate permitting agencies will precede any construction work. The schedule for construction will be coordinated with the appropriate agencies prior to the commencement of construction activities.

A detailed construction sequence and schedule will be developed as part of the overall soil erosion and sediment control plan for the project. Sequencing of construction will be important to minimize soil erosion during construction and other construction-related disturbances, as well as to program the major construction activities when school is closed.

Operation

No changes to the existing school operating schedules are planned. Failure to implement the proposed program action has the potential to require changes to school schedules at the three elementary school sites, the extent of which is not the subject of this document.

D. Alternatives Considered

No Action Alternative

As required under SEQR, a No Action alternative was examined in the DEIS. Under this alternative, the District schools would remain in their current condition and use as public educational facilities. This alternative would be inconsistent with the District goals to improve educational facilities and programs of the District and optimize use of District resources.

With No Action at the Bailey and Highview schools, no change in land use would occur, unlike the Proposed Action. Although inconsistent with the District's needs, the No Action alternative would eliminate some of the impacts identified in the DEIS, both adverse and beneficial.

Under the No Action alternative, no physical changes would occur at the Jackson, Bailey, or Highview school sites. Aside from changes in traffic associated with changes in student enrollment (which are projected to be minor) and normal background growth, traffic patterns on roads surrounding the Warburg Campus and on roads surrounding the Bailey School and Highview School sites would not change. The level of service of Pat Capone Road at NYS Route 100A would decline from D to E in both peak hours.

A No Action alternative involves no significant changes to expected demand for community services. Potential reuse of the Bailey School or Highview School for alternative community facilities such as a senior center would not be possible. There would be no change to the visual environment at any of the school sites under the No Action alternative and no impacts to cultural resources. Short term impacts associated with construction, including construction traffic and construction generated noise, would also not occur.

Alternative Improvements at Three Elementary School Sites

An alternative entailing improvements at the Bailey School, Highview School and Jackson School sites is examined in the DEIS. These include two Grade Reconfiguration options. The anticipated environmental impacts of implementing either of the two Grade Options are summarized as follows.

New construction would be required at all three school sites under both options, although the Jackson School site would not be used as intensively as proposed under the Proposed Action. As with the No Action alternative, portions of the campus would not be disturbed (wooded habitat and cover for local wildlife), and existing drainage patterns would remain unchanged.

Renovations required at the Bailey and Highview School sites could result in minor increases in building coverage. Expanding these buildings would result in modest site disturbances. No change in land use would be anticipated under this alternative. No significant change in the intensity of use would be anticipated.

Reconfiguration of the District's schools to accommodate a different mix of grades within each school would result in nominal changes to traffic patterns, although no significant changes to traffic in the surrounding area would be anticipated.

This alternative involves no significant changes to demand for community services. However, there would be no construction of athletic facilities at the Warburg Campus as would result from the Proposed Action, a considerable recreational improvement that would have community-wide benefits.

No significant change to the visual environment at any of the three school sites would be expected. The short term impacts associated with renovations and minor building expansions including construction traffic and construction generated noise would be lower at the Jackson School than under the Proposed Action. Some renovations and construction would occur at the Bailey and Highview Schools under this alternative, although reuse of these sites under the proposed action may entail similar construction related impacts.

An internal connection between Campus schools to improve internal circulation especially of buses and additional accesses for emergency response could be added to these projects. Sight distances on Juniper Hill Road and Russell Street would still be an issue unless corrected by the Town. Level of service of Pat Capone Drive would decline from D to E, unless a traffic signal and associated improvements were funded by the District and approved by New York State Department of Transportation.

With both of the Grade Reconfiguration options, the District would be faced with financial concerns related to the cost of renovations, moving equipment and materials, transportation, and the continued rising costs of maintaining three elementary schools within the District. Neither of these options would address current needs for new or renovated athletic facilities. Both options would require building improvements.

Consolidation and Phased Improvements

Phased implementation of the consolidation program would break the project into two discrete phases of development. One of several phasing concepts considered by the Board would initiate a referendum for "Phase 1" consisting of the new 3-8 School, new athletic fields, renovations to the Woodlands building along with athletic field improvements, and site utility improvements around the Warburg Campus. Bailey and Highview schools would be vacated and sold to offset costs of the following phase. "Phase 2" would be voted on at a later, undetermined date, would include additions to Jackson School and site work, renovations to the Administration Building, and various site improvements including utilities around the campus. This plan would require that the PreK remain at the ECP building and 8th grade remain at Woodlands until completion of phase 2. With a second referendum held in late 2021, this

phasing would achieve the overall objective to consolidate the District facilities by fall of 2024. Project phasing plans were discussed at community meetings held on September 4 and November 27, 2018, and at this time the Board is still considering the various phasing options.

E. Required Approvals

Approvals known to be required to implement this project and the agencies having approval and permitting authority for the Proposed Action ("Involved Agencies") are listed below. There is no local approval required for this project.⁴

After successful passage of the referendum by the District, an Application for Approval of Plans & Specifications will be submitted to the New York State Commissioner of Education for the capital construction project for review and approval pursuant to Education Law, Section 408, and the New York State Uniform Fire Prevention and Building Code.

Involved Agencies

New York State Education Department, Commissioner of Education

Approval of Plans & Specifications.

New York State Department of Environmental Conservation, Region 3

SPDES General Permit for Stormwater Discharges from Construction Activity,
Notification of Intent to be filed per NYSDEC SPDES General Permit GP-0-15-002.

Westchester County Department of Health

Review and Concurrence with engineer's report for water and sewer connections.

New York State Department of Transportation

Approval of Highway Work Permit plans & specifications for traffic signal, pavement markings, and related improvements on NYS Route 100A (NYSDOT SEQRA #18-121).

⁴The New York State Attorney General, State Comptroller and Court decisions have concluded that the provisions of the State Education Law exempt school districts from local regulations. The Education Law reserves to the State power over the construction of public school facilities and the State's power is delegated to local school boards subject to approval by the Commissioner of Education.

II. SUMMARY OF FINDINGS

A. Geology, Soils, and Topography

The Board of Education determines, upon due consideration of the Draft and Final EIS, information derived from other documents, public hearings and Board of Education meetings during the course of this SEQRA review, that the Proposed Action will not significantly impact upon geology, soils, and topography for the following reasons:

Findings

The Proposed Action will disturb soils in areas that were previously developed, areas of moderately well drained soils, and portions of poorly drained soils. Some of the on-site soils may have limiting factors for development but the limiting characteristics can be overcome by careful project planning, design, and management.

Grading is required to build the access roads, install site utilities, prepare foundations for the new school addition, and for the athletic fields and parking lots. Area of grading disturbance to accomplish the FEIS alternative plan will be approximately 33.3 acres. Construction of pavements and foundations will include sufficient drainage provisions (such as gravel subbase, underdrain pipes, and surface drainage controls) to address the natural wetness of the soils.

The FEIS alternative plan will entail significantly less grading disturbance and rock removal.

Soil Erosion and Sediment Controls

The project will require coverage under the New York Department of Environmental Conservation (NYSDEC) General Permit GP-0-15-002 for construction activities. Coverage under this permit requires the implementation of an Erosion Control Plan, designed and installed in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control*, latest edition and *Erosion and Sediment Control Best Management Practices Manual Series, Westchester County*, latest edition.

The project construction manager will be responsible for inspecting and maintaining the integrity of all erosion control measures throughout the construction process, monitoring construction progress and contractor adherence to the approved plans and specifications, and maintaining regular progress reports at the site. Upon completion of construction, Greenburgh Central School District will be responsible for the maintenance of all permanent erosion controls and stormwater management facilities.

The alternative site plan in the FEIS would mitigate some impacts presented in the DEIS, including significantly less site disturbance and rock excavation.

B. Water Resources

The Board of Education determines, upon due consideration of the Draft and Final EIS, information derived from other documents, public hearings and Board of Education meetings during the course of this SEQRA review, that the Proposed Action will not significantly impact upon water resources for the following reasons:

Findings

The anticipated development at the Warburg Campus is proposed to be located within previously disturbed areas. However, expansion of its facilities will result in more intense use of its building areas and improvements on presently undeveloped portions of its property. The proposed development would not result in any direct impact to surface water resources. A Stormwater Pollution Prevention Plan (SWPPP) will be designed for the project in accordance with the NYSDEC *New York State Stormwater Management Design Manual* (2015) so that there is no increase to post-development runoff rates and the SWPPP will incorporate water quality treatment measures as required by the NYSDEC.

Stormwater runoff would not flow directly into any on- or off-site surface waters and would be managed in accordance with NYSDEC regulations. Therefore, no indirect impact to surface water resources is anticipated. As part of the SWPPP, a maintenance plan will be developed to ensure the long-term functioning of the water quality measures.

C. Ecological Resources

The Board of Education determines, upon due consideration of the Draft and Final EIS, information derived from other documents, public hearings and Board of Education meetings during the course of this SEQRA review, that the Proposed Action will not significantly impact upon ecological resources for the following reasons:

Findings

The project would remove approximately 13.7 acres of existing woodlands in the center of the campus for construction of the new building, parking and circulation, and playing fields. This wooded area was cleared in the past and is relatively immature, consisting primarily of second growth and invasive nonnative species. As such, this portion of the site does not represent a high quality wildlife habitat.

In general, the Proposed Action will cause some wildlife species to temporarily relocate from the disturbed areas to undisturbed portions of the site or to similar habitats nearby. The woodlands that will remain will continue to provide habitat for many woodland species that are characteristic of the native woodlands of this area. No protected plant species are known to occur on the project site, and the site is not known to provide habitat for any rare or protected wildlife species. The proposed development activities on the Campus would not result in any direct impact to the existing wetland areas on the site.

In order to protect the remaining woodland resources on the Campus, the limits of disturbance will be established in the field based on the final design plans for the project. Perimeter fencing will be installed and maintained as part of the project Erosion Control Plan so that no trees beyond these limits will be disturbed.

D. Land Use

The Board of Education determines, upon due consideration of the Draft and Final EIS, information derived from other documents, public hearings and Board of Education meetings during the course of this SEQRA review, that the Proposed Action will not adversely impact upon land use for the following reasons:

Findings

The expanded school facilities in the proposed District program will be a continuation of the public institutional use that has been in existence at the Warburg Campus for the past 50+ years. The Proposed Action would increase the built density of the Campus and increase the intensity of its use as an educational facility. Construction and operation of these facilities would be compatible from a land use perspective with the current use of the campus as a school site, and would address the goal of the District to consolidate its elementary school facilities.

The proposed new construction would also be compatible with adjacent existing uses from a land use perspective. The new addition to the Jackson School building is planned to be complementary in style to the existing building, with its modern style and design elements characterized by brick masonry.

Since the proposed project represents a continuation of the existing institutional use at the Warburg Campus, no adverse effect on land use is anticipated.

Closing of the Highview and Bailey schools would allow for their sale and reuse. The relatively large size of the Bailey building and its sturdy construction would make its demolition relatively costly. Therefore, the highest and best use of that site under a scenario in which the site is put up for bid would most likely entail its reuse rather than replacement. Highview School could be demolished and the site redeveloped. No significant impacts related to the surrounding uses are identified from the potential reuse of the site, assuming the necessary zoning approvals are obtained.

E. Traffic

The Board of Education determines, upon due consideration of the Draft and Final EIS, information derived from other documents, public hearings and Board of Education meetings during the course of this SEQRA review, that the Proposed Action will not significantly impact upon traffic for the following reasons:

Findings

A traffic impact study was conducted which reviewed 2018 existing traffic conditions, projected “No Build” conditions to 2022 without the Proposed Action, and then projected “Build” conditions with project-generated traffic factored in. Existing conditions were based on 2018 traffic counts and historic data, and the following key intersections receiving project traffic were evaluated:

- Pat Capone Road and West Hartsdale Avenue (NYS Route 100A),
- Concord Street, Dalewood Drive, and Central Park Avenue (NYS Route 100),
- Juniper Hill Road and Southwood Place,
- Saratoga Road, Russell Street, and Juniper Hill Road, and
- Russell Street and Aqueduct Road (NYS Route 124).

As in the existing condition, school-related traffic under the Proposed Action would access the campus at three points: Pat Capone Road, Pinewood Road, and First Street. Traffic from First

Street reaches Juniper Hill Road and Russell Street using Saratoga Road. Most traffic from Pinewood Road reaches NYS Route 100 (Central Park Avenue) via Dalewood Drive. Pat Capone Road provides direct access to NYS Route 100A (West Hartsdale Avenue).

Levels of service for peak hour vehicular movements through the study intersections were examined for the 2018 Existing Condition and with and without the project in 2022 (No-Build and Build Conditions). Level of service is a measure of the operational quality of an intersection; level of service A is the highest, most efficient level, and level of service F is the lowest efficiency level. The operational quality of an intersection is based on the average amount of time that vehicles are delayed.

The traffic analysis concluded that the vehicle movements on the studied roadways are operating at optimal levels of service C or better in the a.m. and the p.m. peak hours and without change for all intersection movements, except for westbound Pat Capone Road traffic. Without the project, levels of service on westbound Pat Capone Road decline from D to E in the peak hours. With no improvement at Pat Capone Road, level of service would decline to F in the peak hour.

To mitigate the level of service at Pat Capone Road and NYS Route 100A, a traffic signal is proposed and would be funded and constructed as part of the Consolidation Project resulting in levels of service D or better for Pat Capone Road. A traffic control officer would be used as a temporary measure if needed prior to the signal installation. Traffic signal warrants showed warrants 1 and 2 are met under existing conditions. Updated analysis of the intersection operation may be needed when the new schools open. Improvements on NYS Route 100A can only be constructed if approved by the New York State Department of Transportation (NYS DOT).

Under existing conditions, traffic traveling north on NYS Route 100A and turning left at Keats Avenue has difficulty, sometimes creating traffic queues back toward Pat Capone Road. In response to this problem, the signal design at Pat Capone Road and Route 100A will include consideration of additional traffic control at Keats Avenue.

Mitigation at the Route 100A intersections with Pat Capone Road and Keats Avenue would be implemented if approved by the NYS DOT.

In addition to the above physical improvements, the FEIS provided recommendations for the Town to improve existing sight distance issues along Juniper Hill Road and Russell Street. In response to the FEIS recommendations, meetings have been initiated between Town and District representatives to discuss these particular issues. Additional recommendations for long term improvement of traffic conditions were described in the FEIS: The School District should establish a liaison to work with the Town and local residents for establishing safer pedestrian routes toward the campus. Sight distance improvements and safe routes to schools should be progressed by the Town regardless of this project. The School District should also open discussions with Solomon Schechter School to allow its traffic access to Pat Capone Road near NYS Route 100A to access the future signalized intersection while making land available for adding a turn lane on westbound Pat Capone Road. No construction or construction funding is included as part of the project's mitigation plan for any of these efforts.

F. Community Services and Utilities

The Board of Education determines, upon due consideration of the Draft and Final EIS, information derived from other documents, public hearings and Board of Education meetings during the course of this SEQRA review, that the Proposed Action will not significantly impact community services and utilities for the following reasons:

Findings

Emergency Services

The project site is located in close proximity to the Greenburgh Police Department, which provides both police protection and emergency medical services to the area.

The Headquarters of the Fairview Fire District is located only five blocks from the Jackson School. The Hartsdale Fire Department serves the western end of the Campus. A Mutual Aid System exists with surrounding fire departments for larger fire emergencies. The proposed new building, building additions, and building renovations will be designed to conform with all applicable building and fire safety code requirements.

The proposed project will improve access to all campus facilities for emergency vehicles from either end of the campus.

No adverse effects on the emergency services or facilities are expected as a result of the proposed project.

Water Supply and Sewage Disposal

The increase in enrollment at the expanded Campus would incrementally increase water usage and the rate of sewage generation on the project site, however the increase in water usage and sewage generation is not expected to place excess demands on the municipal water supply or sewer services which currently serve the Campus. The redistribution of students from Bailey and Highview schools to the new Campus facility will not result in a significant change in overall water usage by the School District as a whole. No significant impacts to utilities are anticipated as a result of the proposed plan.

Further design development of utility systems in the project area will occur prior to State approval. While the School District operates under the rules and regulations of the State, the District will confer with the local Water District regarding rules and regulations applicable to its water use. All potable water systems will be designed to comply with State Sanitary Code.

G. Cultural Resources

The Board of Education determines, upon due consideration of the Draft and Final EIS, information derived from other documents, public hearings and Board of Education meetings during the course of this SEQRA review, that the Proposed Action will not adversely impact cultural resources for the following reasons:

Findings

A Phase 1A Literature Review and Sensitivity Assessment was conducted by Columbia Heritage for the site in 2005 to determine the potential for finding cultural remains at the project site. The Phase 1A study concluded that there is potential for finding cultural resources of significance at the project site and further investigation will be required on the portion of the Campus being considered for improvements before any construction can occur. The subsequent phase of investigation (called Phase 1B) would determine whether cultural resources are, in fact, present within the portion of the property where the project is proposed. An update to the 2005 study requested by the NY Office of Parks, Recreation and Historic Preservation (OPRHP) has been initiated for this project and a followup Phase 1B would be conducted during the design development phase of the project.

Pending the results from the Phase 1B study that are specific to the area of potential effect for the proposed project and concurrence of the study findings by OPRHP, no activities that are part of this project, other than investigative activities, can proceed on this property. It is noted that the cultural resources studies that must be conducted for this project to proceed must meet the strict criteria and requirements of OPRHP. Should significant cultural remains be discovered in the area of potential effect on this property, either mitigation or avoidance of that portion of the site will become part of the project proposal in order to gain final acceptance by OPRHP, thereby allowing the modified project to proceed.

H. Short-Term Construction Effects

The Board of Education determines, upon due consideration of the Draft and Final EIS, information derived from other documents, public hearings and Board of Education meetings during the course of this SEQRA review, that construction noise and dust during the project's construction phase will not significantly impact upon the environment for the following reasons:

Findings

Air Quality

Air quality impacts from construction activities will vary based on the proximity of the activities to the nearby receptors and the type and amount of construction equipment used for the project. However, to address potential air quality impacts from construction related activities, mitigative measures are proposed to minimize the overall impact on the air quality.

There will be temporary, short term increases in traffic during construction, which will vary depending on the particular construction operation in progress. During certain construction operations, there will be heavy truck traffic, such as during grading operations, pouring of concrete foundations, and paving. Construction deliveries will be scheduled to avoid peak a.m. and p.m. traffic periods on the local roads.

Construction activities have the potential to impact sensitive receptors to air pollutants and dust. Construction activities could impact ambient air quality through generation of fugitive or airborne dust, particularly during excavation and grading. Passage of delivery trucks and other vehicles over exposed soil surfaces could also generate dust. Mitigation measures to control dust are proposed to be implemented. Airborne products of fuel combustion are also generated by diesel

construction equipment in exhaust, however, these emissions are generally insignificant if the construction equipment is properly maintained and the engines tuned.

Construction-Related Noise

Short-term increases in daytime noise levels will occur in the immediate vicinity of the site during construction of the new school facilities. The level of impact depends on the type and number of construction equipment being operated and distance from the construction site. The noisiest period of construction will occur during site clearing and grading activities. Noise levels at the site property line are projected to range between 65 dBA and 90 dBA, depending on the actual location of construction equipment at any given time. All construction vehicles and equipment would be expected to be well maintained and operated in an efficient manner, thereby minimizing noise to the greatest extent practicable. All construction vehicles will arrive and depart outside the primary times of arrival and departure of District School traffic

It is anticipated that nearby properties will experience temporary elevated noise levels at occasional periods during the construction. This is a temporary construction-related unavoidable impact.

III. CONCLUSIONS

The Board of Education finds and certifies that:

- Due consideration has been given to the relevant environmental impacts, facts and conclusions disclosed in the Draft and Final EIS;
- It has weighed and balanced relevant environmental impacts with social, economic, and other considerations;
- The requirements of 6 NYCRR Part 617 have been met; and
- Consistent with social, economic, and other essential considerations from among the reasonable alternatives available, the Proposed Action is an action that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts revealed in the environmental review process will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures that were identified as practicable.

SEQRA Findings Greenburgh (3).doc