

March 19, 2019

**STATE ENVIRONMENTAL QUALITY REVIEW  
NEGATIVE DECLARATION  
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE**

This Notice is issued pursuant to the requirements of Article 8 of the Environmental Conservation Law establishing the State Environmental Quality Review Act (SEQRA) and its implementing regulations as set forth in 6NYCRR Part 617.

The Irvington Union Free School District Board of Education (District) as lead agency, is hereby issuing this Negative Declaration for the project known as Bond Referendum for Safety, Security, Infrastructure Improvements and Modernization at Dows Lane, Main Street and the Campus Schools sites (Proposed Action). The Proposed Action is an Unlisted Action as that term is defined in SEQRA.

**Proposed Action:** Bond Referendum for Safety, Security, Infrastructure Improvements and Modernization at Dows Lane, Main Street and the Campus

**Lead Agency:** Irvington Union Free School District Board of Education

**Proposed Action Sites:** Main Street Elementary School, 101 Main Street; the Campus, 40 North Broadway and Dows Lane Elementary School, 6 Dows Lane all in Irvington New York, 10533

**SEQRA Status:** Unlisted Action, Uncoordinated review

**Project Description:**

The District, as Lead Agency, is proposing to improve the state of repair of district facilities through a public bond referendum to fund capital improvements at Dows Lane and Main Street Elementary Schools and the "Campus", which includes the Middle School and High School (the "Proposed Action Sites)". The capital improvements are aimed at the following four objectives: safety and security, infrastructure and assets protection, energy efficiency, and modernization of learning spaces. At each school location, the elements proposed have been tailored to the unique site needs. A significant portion of the Proposed Action scope would take place interior to the school buildings including the upgrades to security features, renovation of learning spaces, libraries and bathrooms, boiler upgrades and asbestos floor abatement at the Main Street and Dows Lane Schools. Site work also occur at each location including parking lot repaving at the Main Street School and the Dows Lane School. Sidewalk construction, circulation improvements, regrading, repaving and a small expansion of the parking lot with the addition of eight parking spaces will occur at the Campus. Further, small additional buildings will be constructed at the Campus (two buildings and an expanded bleacher with press box totaling an approximate additional 8965-sf) and Dows Lane School (two buildings, totaling 420-sf). Specific work around each of the bond goals is discussed in more detail below.

To enhance safety and security throughout the District, the work will include the following types of activities: construct new entry vestibule at High School; construct new security vestibules at the Middle School, Main Street School and Dows Lane School; install additional security cameras District-wide; enhance signage District-wide; improve exterior lighting at the Campus and Main Street School; install a card access door entry system District-wide for exterior and classroom doors with auto lockdown ability, and install safety film on identified windows. In addition, at the Campus, open walkways will be enclosed, new walkways will be constructed, grading and site work to provide ADA accessibility will be conducted, and traffic patterns will be improved.

To implement the infrastructure upgrades and asset protection activities associated with the bond referendum funding, work will include the following types of activities: replacement of the roof at the Dows

Lane School; asbestos floor abatement at Main Street School and Dows Lane School; and renovate the bathroom at the High School; and replace the waste line at Main Street School.

Site work associated with the infrastructure upgrade and asset protection scope will also occur and will include varying improvement activities on the Proposed Action Sites. At the Campus two small buildings will be constructed including a 1980-sf field storage building with a concession stand and bathroom, and a 1125-sf maintenance building. There will also be an approximately 5,860-sf renovated bleacher and press box near the Meszaros Field with walkways to connect it to the newly constructed concession stand. Site work at the Dows Lane School will include resurfacing of the basketball court, removal of existing storage, and construction of two buildings including a 210-sf building for storage and a 210-sf outdoor bathroom. Utility connections for electric, water and sewer service will be made for the field storage and maintenance buildings at the Campus and at the bathroom for Dows Lane School. Site work at the Main Street School will be confined to repaving of the existing parking lot and internal site walkways. The parking lot at each of the other sites will also be repaved and graded as needed. The parking lot at the Campus will be both repaved and expanded by approximately 12,000-sf, adding eight new parking spaces. Finally, the Main Street School bell tower will be painted, and additional trees/landscaping will be placed throughout the Proposed Action Sites.

Energy efficiency improvements included in the bond funding will also be made, including items such as: replace the boiler at the Dows Lane School; replace exterior wall and shade panels at the High School; replace classroom univents at the High School; upgrade to controls for the univents at the High School; installation of window solar and safety film district-wide; replace lights with LEDs district-wide; and install air conditioning for Maher Gym; Campus Gym; Main Street School Gym; Dows Lane School Gym.

Finally, additional interior work will occur to modernize learning spaces throughout the district. These improvements include items such as the following: reconfigure library spaces at Dows Lane School and the Campus; enhance Campus Theater; update science/computer labs; classroom casework (art & music); add collaborative space in the High School and update the science and computer room at Main Street School.

### **Reasons Supporting this Determination**

Consistent with the requirements of SEQRA, a Short Environmental Assessment Form (SEAF) was completed to assess the potential environmental impacts of the Proposed Action. The environmental review found that the Proposed Action will not result in any significant adverse environmental impacts that will require the preparation of a Draft Environmental Impact Statement. In reaching this determination, the District has considered the following potential impacts on the environment.

### **Land Use, Open Space, Community Character and Critical Environmental Areas**

The Proposed Action will provide for important investments to improve the state of repair and enhance of the safety of Irvington School District facilities. Many of the improvements are internal to the existing school buildings and are consistent with the needs of a modern school district facility that incorporates enhanced safety, security, energy efficiency and attractive learning spaces. Each of the new small additional buildings and structures to be constructed will be sited within the existing school sites. The majority of the external work (4.02 acres of the 4.28 acres total) that will entail ground disturbance associated with the Proposed Action is associated with the repaving existing parking lots at each of the sites and thus external changes on the sites and their usage intensity will remain largely consistent with existing conditions.

Existing land uses surrounding each site are predominantly residential, with the Main Street School being in closer proximity to commercial uses. There are several parks in proximity to each of the sites including Fieldpoint Park, Scenic Hudson Park, Matthiessen Park, Old Croton Trailway State Park, and Memorial Park. The Main Street School and Dows Lane School are both within the boundaries of the Hudson River Critical Environmental Area (CEA). Each site included in the Proposed Action scope is an actively used school site. The sites of each of the schools will be minimally changed, including the addition of new small

structures at the Campus and Dows Lane School, sidewalks and ADA compliant ramps at the High School, security cameras throughout the sites, bleachers renovation at the Campus and walkway restoration and parking at the Main Street School. These changes will not significantly increase the intensity of land uses on the sites nor are they of a magnitude that will represent a significant adverse impact to adjacent land uses, open space resources or the characteristics of the Hudson River CEA.

### **Surface and Ground Water**

The new buildings at the Campus and Dows Lane School Sites will include water and sewer connections. Water supply will be through the Irvington Water Supply district. The sewer connection serving the maintenance shed at the Campus will be designed to include an oil water separator device to reduce contaminants entering the sewer system in accordance with the North Yonkers Sewer district sewer connection regulations. Stormwater during construction will be managed in accordance with New York State Department of Environmental Conservation Stormwater Pollution Prevention Plan Regulations as applicable. There will be a minimal increase in impervious surfaces associated with the work and therefore, existing stormwater management structures will continue to provide adequate stormwater management for the sites. There are no potential significant impacts to surface or groundwater anticipated.

### **Traffic, Air Quality and Noise**

Parking will be improved at Main Street School and Dows Lane School Project Sites through repaving efforts and visitors and traffic to the site are expected to remain unchanged from existing conditions. The eight additional parking spaces provided at the Campus are intended to provide sufficient parking for vehicles already visiting the site; the traffic volumes in the area will therefore be consistent with existing conditions and are not anticipated to have a potential significant adverse traffic impact in the area. Further, noise and air quality conditions will not change and thus no significant adverse impacts are anticipated.

### **Public Health**

Asbestos Containing Material (ACM) has been documented as existing within flooring the Main Street School and Dows Lane Schools. An asbestos abatement workplan will be prepared by the contractor that demonstrates compliance with applicable federal, state and local regulations regarding worker exposure, materials handling and transport and appropriate disposal methods. Adherence to this program will ensure that significant adverse impacts from ACM abatement do not occur.

### **Historic and Cultural Resources**

According to New York State Office of Parks, Recreation and Historic Preservation, Historic Preservation Office (SHPO) Cultural Resource Information System (CRIS), the Main Street School is within the Irvington Historic District adjacent and in close proximity to several of the listed buildings within the district. However, its specific eligibility for the register has not yet been assessed by SHPO. Due to the age of the Main Street School building and its location within the Historic District boundaries, it is possible that the building is eligible for the register. The Irvington Highschool on the Campus site has been determined to be ineligible for the National Register and the Dows Lane School and Middle School building sites have not been assessed for their potential edibility. Other historic resources within proximity to the sites include the Old Croton Aqueduct which is listed in the National Register; the path of this designated resource runs adjacent to the Main Street School and approximately 600 feet east of the Dows Lane School Site. In addition, according to CRIS, the sites are all located within the same archeologically sensitive area.

All design plans for the Proposed Action will be submitted to the SHPO for review and approval to ensure that work does not have a significant adverse impact on historic resources at any of the sites. Specifically, the work at the Main Street School will be closely coordinated with SHPO in order to ensure that the potential historic character of the building is not adversely altered by any of the proposed activities. Importantly, this will include close collaboration around work at the Main Street School bell tower, parking

lot and internal site walkway. Adherence to protocols that will protect the character of the Main Street School and SHPO coordination will prevent potential significant adverse impacts to the potential historic character of the facility. Also, all the work associated with the Proposed Action is within previously disturbed areas on active school sites and the SHPO review will determine the need for further archeological study. SHPO recommendations will be fully implemented should any sensitivity be identified.

In conclusion, based on the environmental review conducted and the standards set forth in SEQRA, the Proposed Action will not result in significant adverse environmental impacts. This determination is made based on the scope and magnitude of the action, its setting and the environmental assessment.

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