

Board of Education Meeting #6

December 10, 2020

Scope

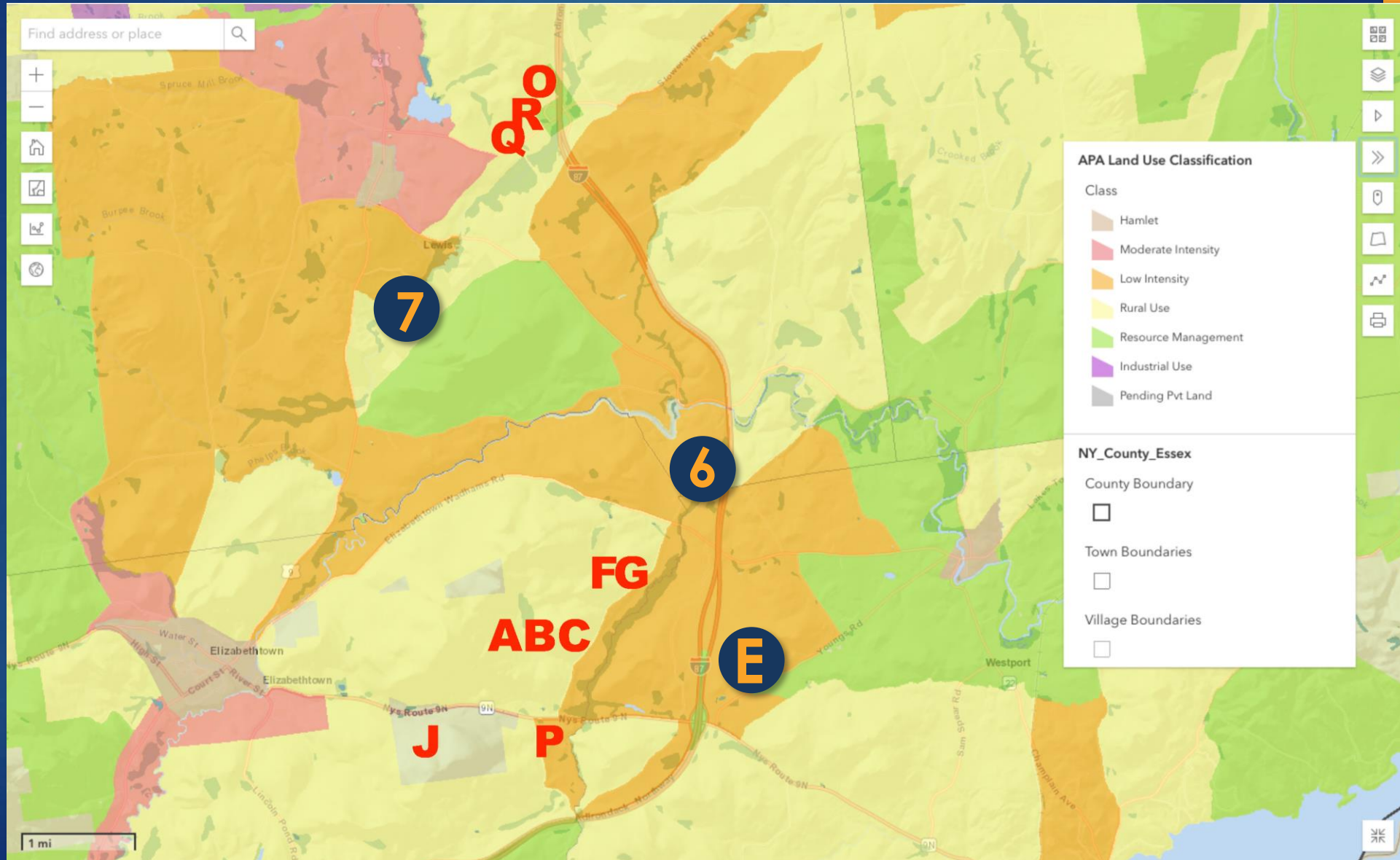
- Site Selection

Schedule

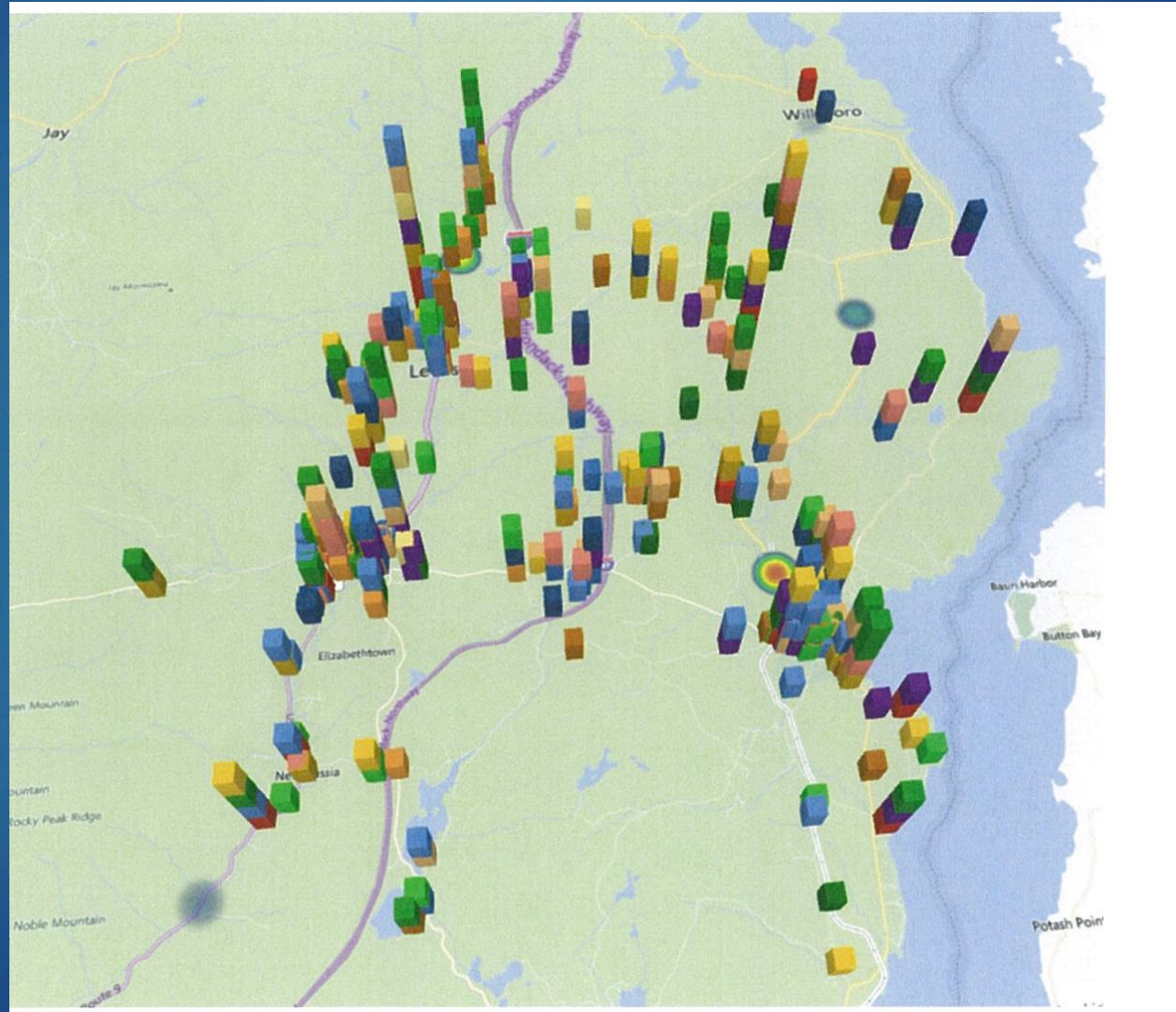
- What's Next?



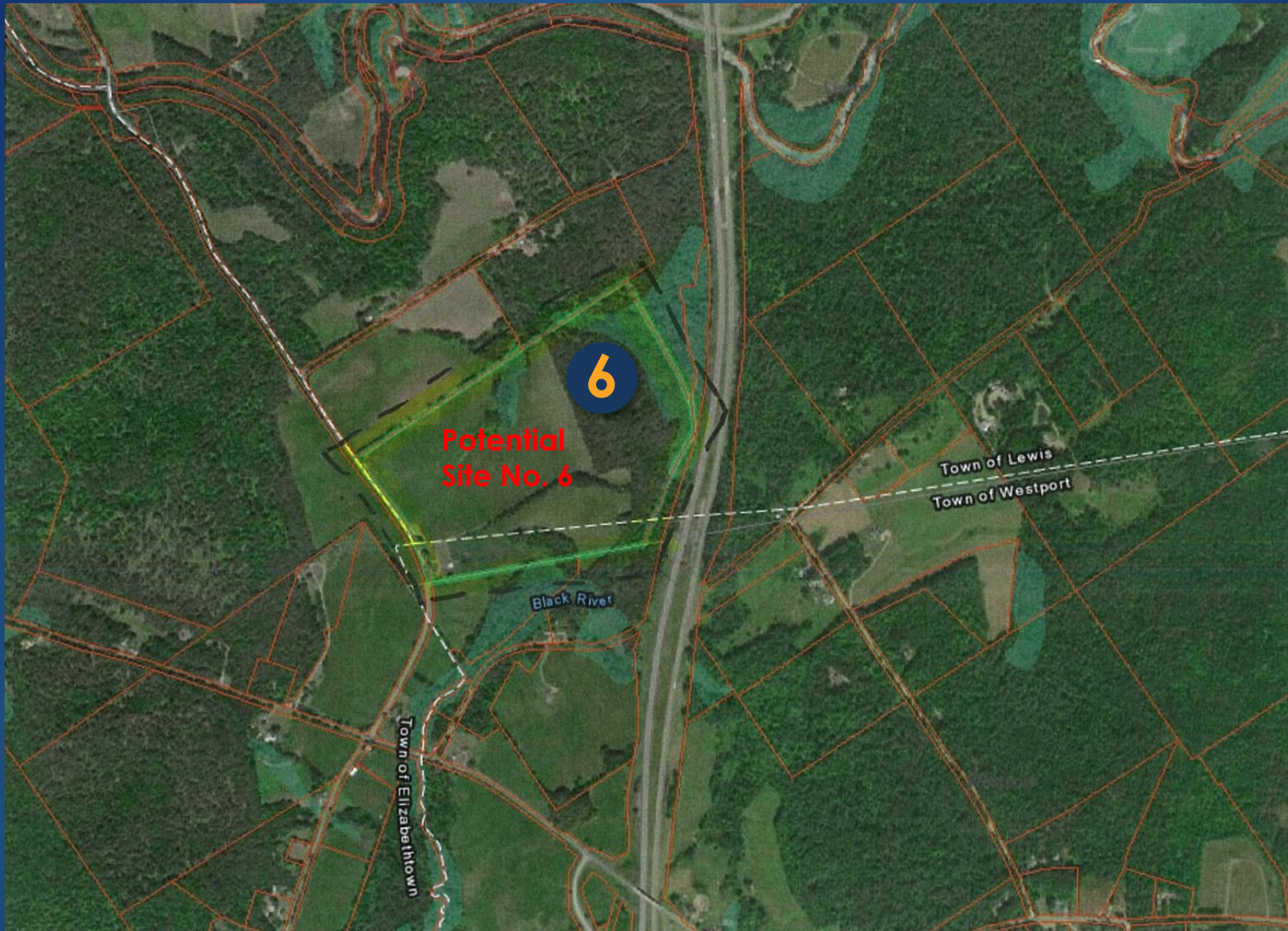
POTENTIAL BUILDING SITES



Student Population Distribution

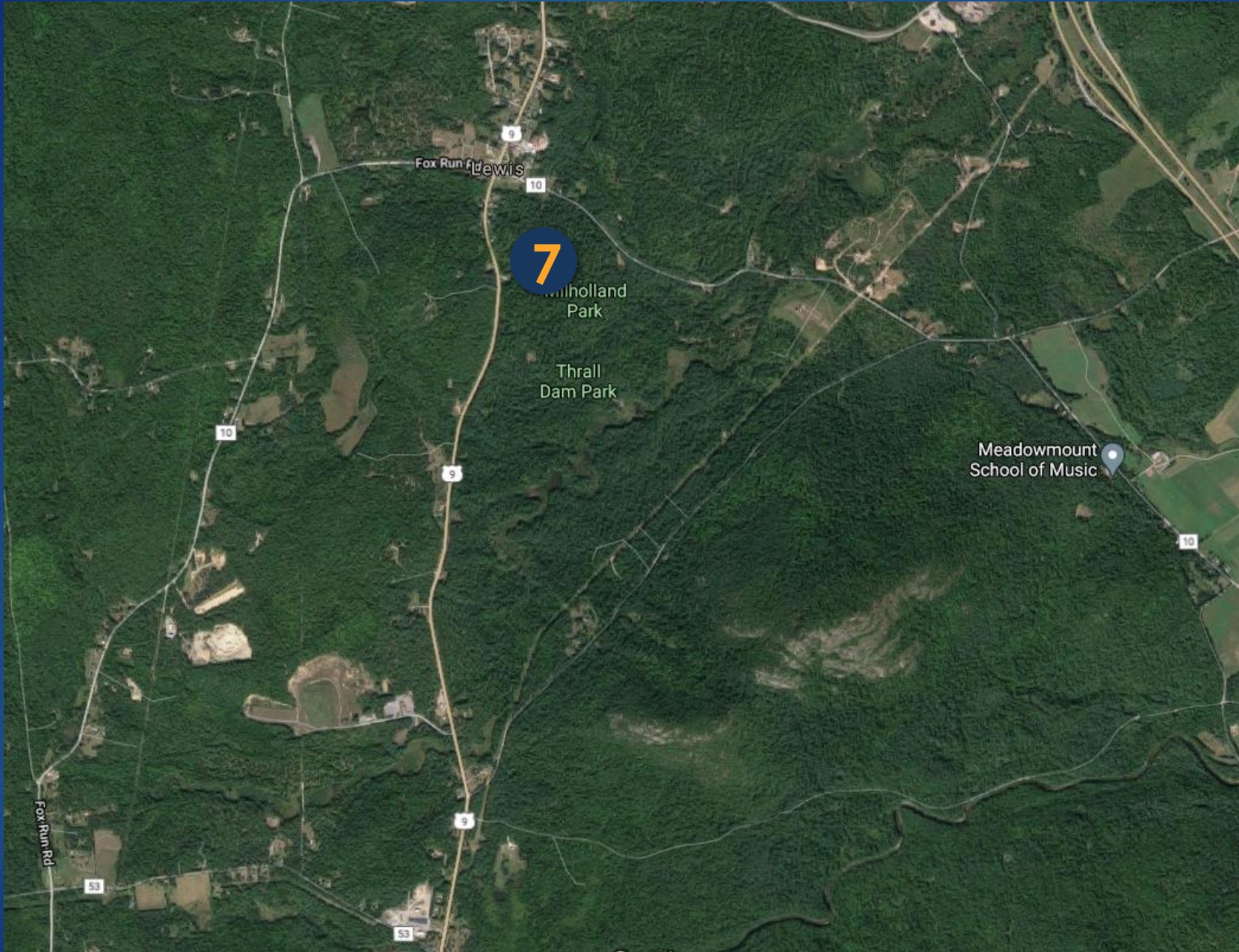






Tax ID 56.2-3-20.000
80.6 Acres



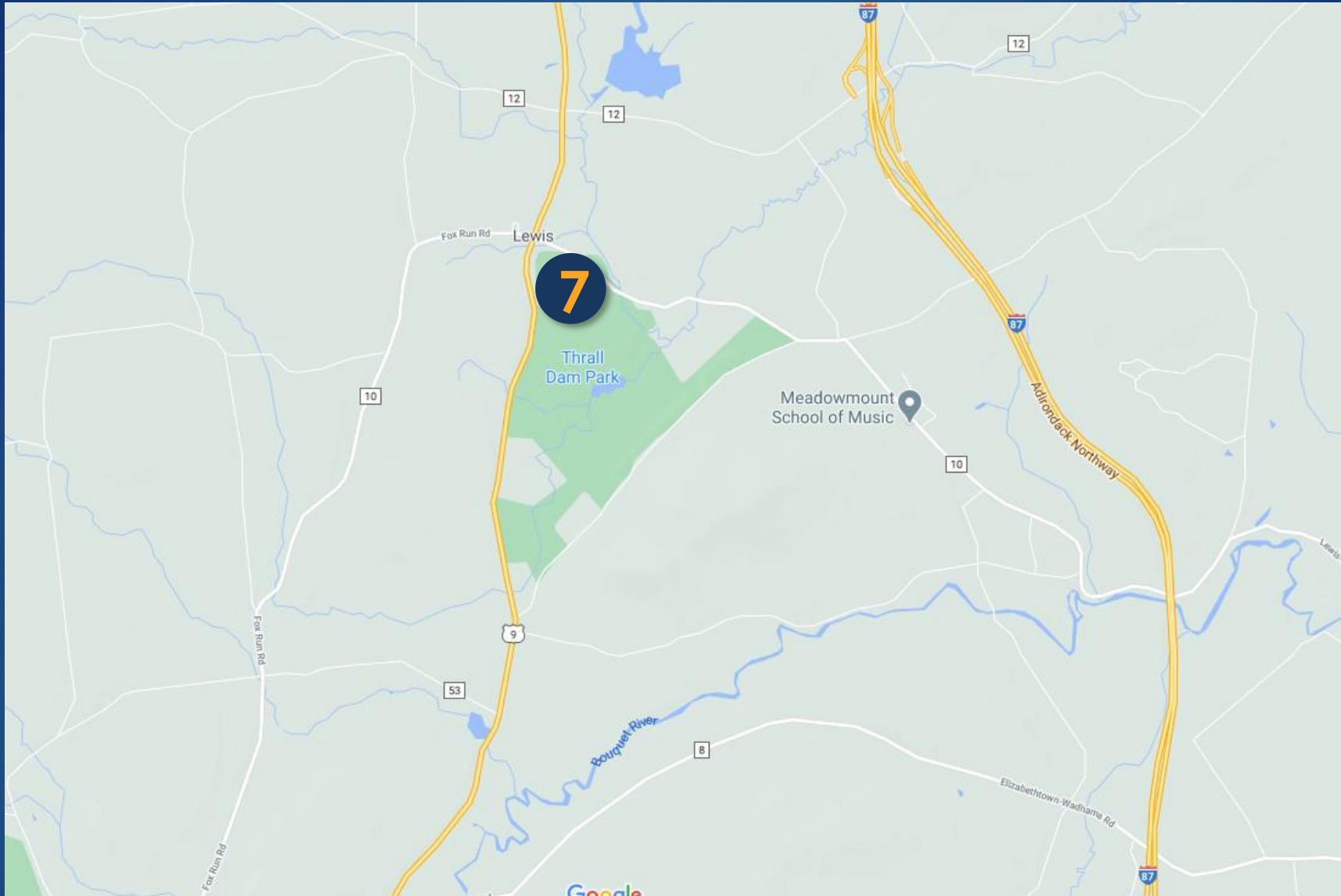


Site #7
Thrall Dam Park



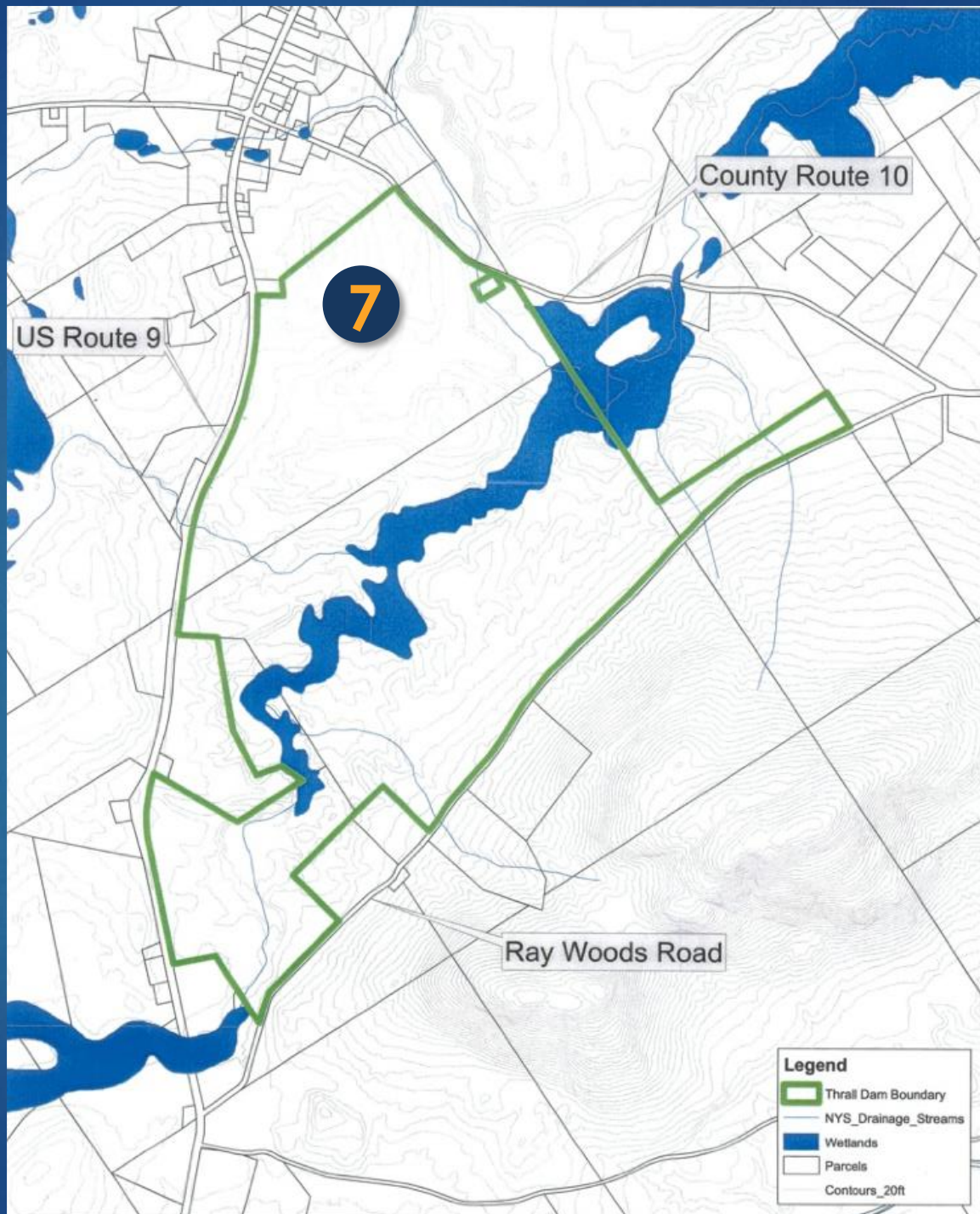


Site #7
Thrall Dam Park



Site #7
Thrall Dam Park





Boquet Valley CSD

2020-064

Pre-development and Major Site Expenses

12.07.20

Parcel	location	acreage	purchase cost	tree cutting	stump removal	rock blasting	mass grading	3 Ph power	water	sewer/septic	access road upgrades	total pre-development costs	max purchase price to equate to Thrall Dam property value
E	Youngs Road, Westport	57.5	?	250000	350000	200000	250000	150000	250000	150000	300000	1900000	-675000
6	Brainards Forge Rd, Lewis	69.6	?	0	0	0	0	370000	250000	150000	1000000	1770000	-545000
7	Thrall Dam Park, Lewis assumes land is free and County provides clearing	100	0	0	350000	0	350000	60000	15000	150000	300000	1225000	0
8	Westport Facility develop adjacent Town property for play fields												
9	Elizabethtown Facility purchase acreage off campus for play fields												

Pre-development Cost Analysis



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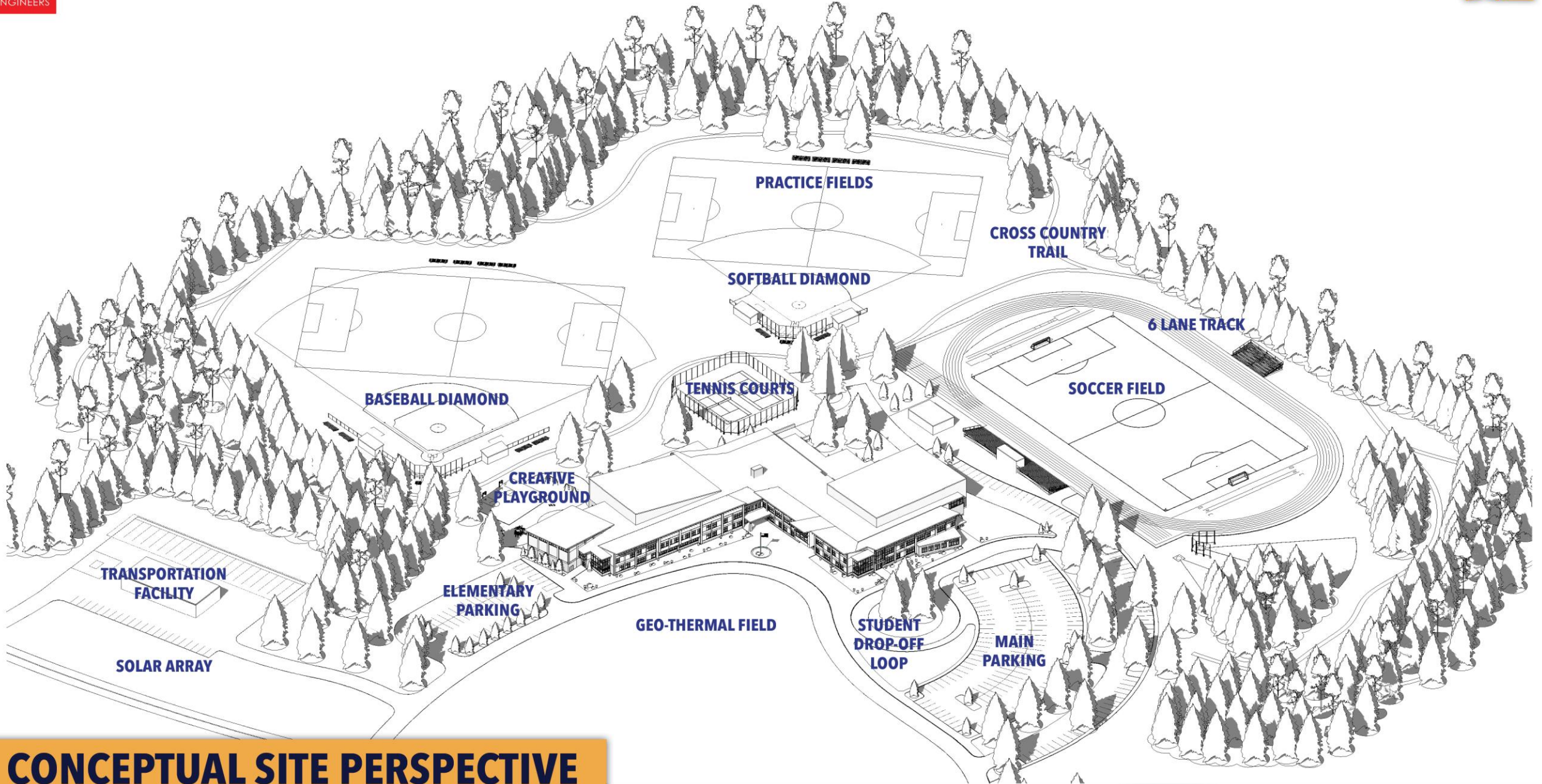
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What's Next?

- Objectively Consider Site Attributes
- Weigh the Features & Benefits of Each
- Select Best Option to Pursue

- Perform Site Testing and Surveys
- Secure an Option to Purchase
- Prepare DEIS and Permit Applications
- Continue with Programming
- Facilities Committee Meet, December 17 2020
- Submit Preliminary Data to SED
- Conduct Stakeholder Meetings
- Schedule Public Forum





CONCEPTUAL SITE PERSPECTIVE



1 SITE PLAN - SITE SELECTION #6
SCALE: 1" = 100'-0"



CONCEPT PLANS
BOQUET VALLEY CSD
BCA ARCHITECTS & ENGINEERS



Parcel	Description	Central location	School environment	Acreage	Public access	Terrain	Water	Sewer	Telecom/Data utility	Electric utility	APA development zone	SEQR issues	Wetlands	Habitat Fragmentation	Endangered species	SHPD sensitive area	Soils Composition	Soil bearing capacity	Water table	Characteristic	Development costs	Comments
A	County Rte 8, Elizabethtown	yes		258	secondary	mountain	no	no			rural use		yes	yes						mountain	high	
B	Brainards Forge Rd, Elizabethtown	yes		144.4	secondary	rolling	no	no			rural use		yes	yes						meadow	high	Poor site access conditions
C	105 Brainards Forge Rd, Elizabethtown	yes		133.5	secondary	hill	no	no			rural use		yes	yes						wooded	high	
E	Youngs Road, Westport	yes		57.5	secondary	sloping	no	no			low intensity		yes							wooded	high	
F	Brainards Forge Rd, Elizabethtown	yes		50	secondary	rolling	no	no			rural use		yes	yes						wooded	medium	
G	249 Brainards Forge Rd, Elizabethtown	yes		202.7	secondary	rolling	no	no			rural use		yes	yes						wooded	medium	
J	NYS Rte 9, Elizabethtown	no		97.6	primary	hill	no	no												wooded	high	hill side site
M	US Rte 9	no		22.8	primary		no	no			hamlet									wooded		
N	US Rte 9	no		46.2	primary		no	no			hamlet									wooded		
P	NYS Rte 9, Elizabethtown	no		53.3		sloping	no	no			low intensity		yes							wooded	high	Bisected by electric utility
Q	770 Stoversville Road, Lewis	yes		14.5	primary	flat	no	no	3Ph		rural use		yes	no						wooded	low	
R	Stoversville Road, Lewis	yes		26.31	primary	flat	no	no	3Ph		rural use		yes	no						meadow	low	Western property line abutts 87 off ramp and is visible from 87 corridor
O	Stoversville Road, Lewis	yes		25.6	secondary	flat	no	no	3Ph		resource management		yes	no						meadow/wooded	low	
6	Brainards Forge Rd, Lewis	yes		80.6	secondary	rolling	no	no	yes	2Ph	rural use	wetlands	yes	no	bats	yes	lacustrine delta deposit			meadow/wooded	low	Wood lot buffers 87 from view. Black River flood zone.
7	Thrall Dam Park	no			primary	hill	no	no	yes	3Ph	park land		no	yes						wooded	medium	County would donate property and clear land.
8	Westport Facility	no	yes		primary	hill	yes	yes	yes	3Ph	school	no	no	no	no	no					low	could incorporate fairgrounds acreage to expand site
9	Elizabethtown Facility	no	yes		primary	flat	yes	yes		3Ph	school										low	lacks adequate area for sports fields



Site Selection Analysis

