

PRESENTATION TO

BOQUET VALLEY



CENTRAL SCHOOL DISTRICT

Facilities Committee Meeting #4

October 22, 2020

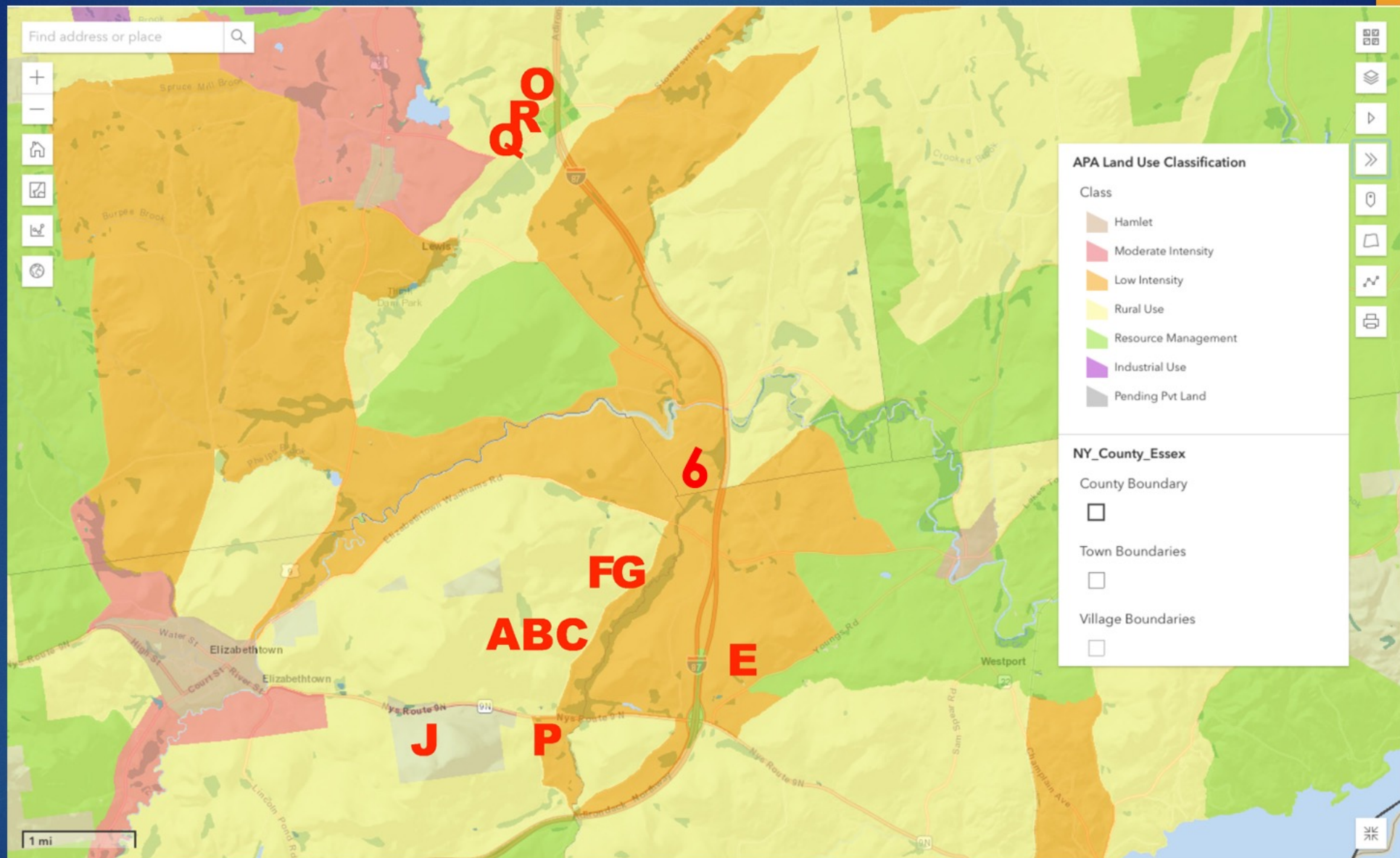
Scope

- Site Selection
- Valuing the Property
- Student Enrollment Projections

Schedule

- What's Next?





Potential
Site No. 6

Tax ID 56.2-3-20.000
80.6 Acres

Brainards Forge Rd

Wadhams



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What's Next?

- Have Appraisal Prepared for Preferred Property
- Determine Value to District and Make an Offer
- Obtain an Agreement in Principal or Consider an Alternative Location
- Perform Hydrological Testing and Archeological Survey
- Secure an Option to Purchase the Property w/Contingencies
- Perform Site Borings and Topographical Survey
- Initiate Preparation of DEIS and Permit Applications
- Review Project with CM and Fiscal Advisor
- BOE Meet, November 12, 2020
- Submit SED Preliminary Submission to Obtain MCA
- Determine Acceptable Upper Limit of Project Costs
- Conduct Stakeholder Meetings



Boquet Valley CSD
Site Selection Matrix

2020-064

08.30.20

| 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 | SHPO 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 | | Poor site access conditions |
| B | Brainards Forge Rd, Elizabethtown | yes | | 144.4 | secondary | rolling | no | no | | | rural use | | yes | yes | | | | | meadow | high | | |
| 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 | | Western property line abuts 87 off ramp and is visible from 87 corridor |
| R | Stoversville Road, Lewis | yes | | 26.31 | primary | flat | no | no | 3Ph | | rural use | | yes | no | | | | | meadow | low | | |
| 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. |

Site Selection Criteria Matrix

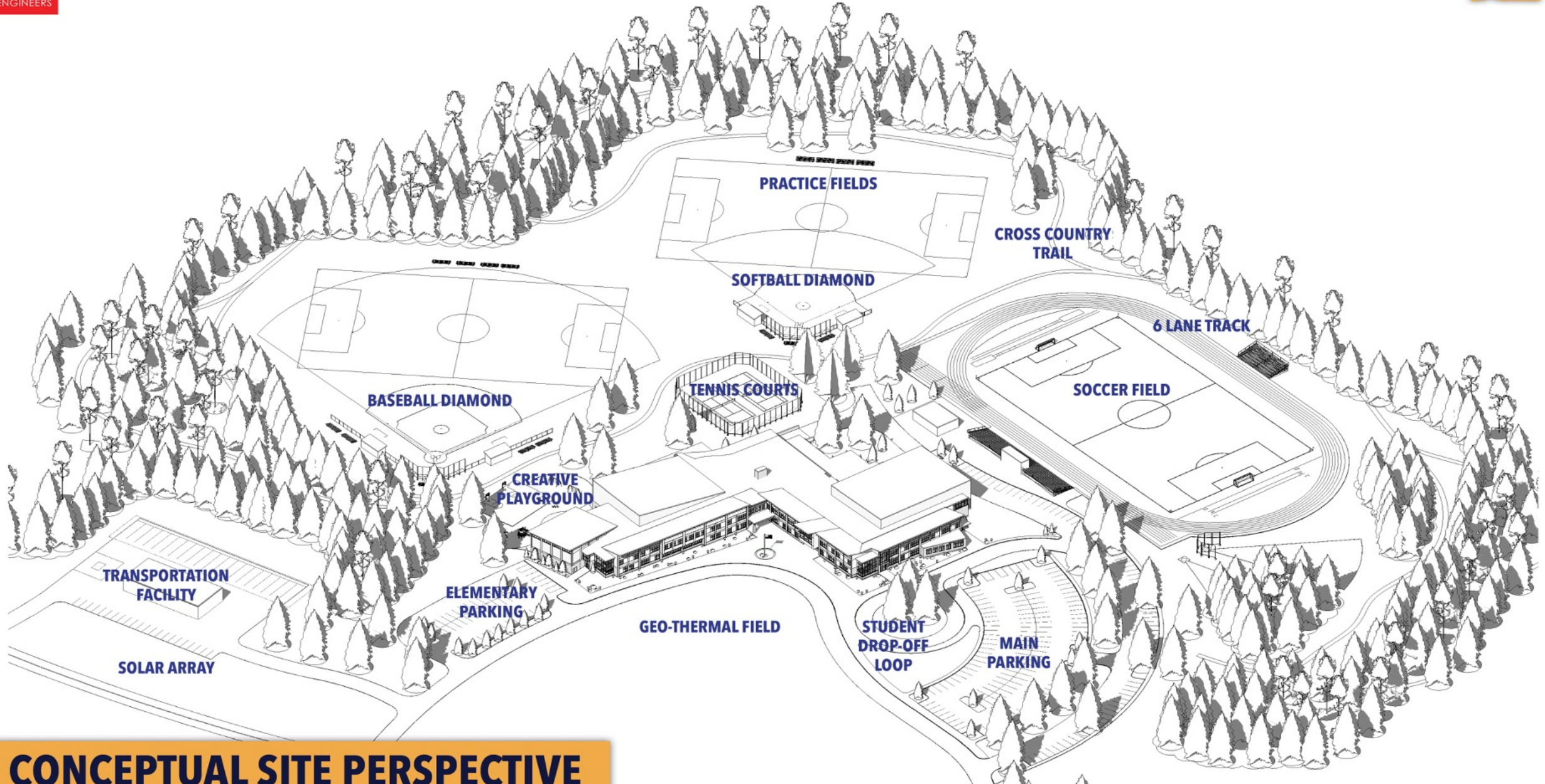




1 SITE PLAN - SITE SELECTION #6
SCALE: 1" = 100'-0"

CONCEPT PLANS
BOQUET VALLEY CSD
BCA ARCHITECTS & ENGINEERS





CONCEPTUAL SITE PERSPECTIVE



AREA LEGEND

- CIRCULATION
- ELEMENTARY
- HIGH SCHOOL
- SPECIAL ED
- SUPPORT SPACE

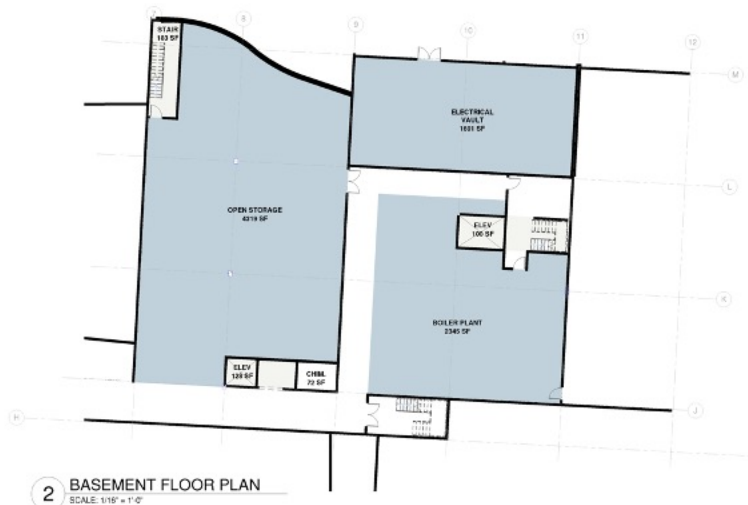
FLOOR AREA

FIRST FLOOR: 78,364 SF
SECOND FLOOR: 56,865 SF
BASEMENT: 11,337 SF

TOTAL: 148,566 SF

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



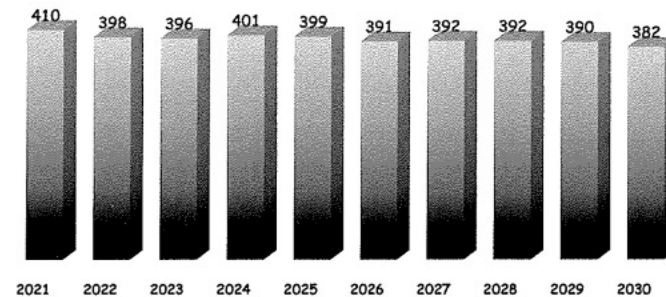


BCA
ARCHITECTS
ENGINEERS

K-12 ENROLLMENT PROJECTIONS: A SNAPSHOT

September 2020 K-12 student enrollment was 426 students. Ten years from now, K-12 enrollment is projected to be 382 students (44 fewer students), representing a **10.4% reduction** in total K-12 student enrollment.

Projected K-12 Public School Enrollment within BVCSD Boundaries
Years 2021-2030 at a Glance, October 1, 2020



Given that total K-12 student enrollment **dropped 24.5%** during the past decade, it is recommended that student enrollment projections be updated annually, especially given prospective **additional** factors that might further impact on student enrollment in the decade ahead for BVCSD:

- A. Any significant change or longer-term shift in this area's demographics, private sector or public sector employment, county-wide industrial base, residential housing, tax bases and/or tourism in the years ahead, perhaps as a byproduct of (or response to) the pandemic.
- B. Increasing numbers of downstate New Yorkers with interest and the financial wherewithal to purchase residential property within upstate New York's Adirondack Park, either as a second home or as a more durable change of residential location **from a more densely** populated region **to a less densely** populated region.
- C. The prospective start within the decade ahead of climate change-related migration among some Americans from the more chronically impacted regions of the increasingly hotter southern states to the relatively cooler and more temperate regions within the northeastern states, such as Upstate New York, in general, New York's North Country, in particular.

