

FINAL  
**SCOPING DOCUMENT**

For the  
**DRAFT ENVIRONMENTAL IMPACT STATEMENT**

To be Prepared in Compliance With  
**NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)**

Proposed Action:  
**CONSTRUCTION OF BOQUET VALLEY CENTRAL SCHOOL DISTRICT'S NEW SCHOOL AND BUS GARAGE AT "THRALL DAM" SITE, EAST SIDE OF ROUTE 9, TOWN OF LEWIS, ESSEX COUNTY, NY**

SEQR Lead Agency:  
**BOQUET VALLEY CENTRAL SCHOOL DISTRICT BOARD OF EDUCATION**

**Date of Draft Scoping Document:** November 10, 2022

**Date of Final Scoping Document:** **September 13, 2023**

This SEQR Scoping Document is available at:

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## **1. Background**

In December of 2018, the voters of Elizabethtown-Lewis Central School District and of Westport Central School District voted to merge by consolidation, forming a new Board of Education and a new school district, encompassing nearly 250 square miles in Essex County, named Boquet Valley Central School District (hereafter referred to as BQVCSD or the district). The inadequacy of and rising costs to maintain the district's antiquated buildings (Elizabethtown-Lewis – 1951 and Westport – 1933) have caused BQVCSD to pursue the construction of a new facility to replace the old campuses. One step in this process requires the district to comply with the New York State Environmental Quality Review Act (SEQRA) pursuant to 6 NYCRR Part 617. BQVCSD has been duly designated the SEQR Lead Agency and has:

- 1) Reviewed the Full Environmental Assessment Form (FEAF) Part 1 prepared for the project.
- 2) Completed FEAF Part 2 – Identification of Potential Project Impacts.
- 3) Determined that the project will result in one or more significant adverse impacts on the environment.
- 4) Determined that a Draft Environmental Impact Statement (DEIS) must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts.
- 5) On December 7, 2022, issued a "Positive Declaration" pursuant to SEQRA (see BQVCSD Board Resolution dated 12/7/2022).
- 6) On December 7, 2022, accepted the Draft Scoping Document dated November 10, 2022 (see BQVCSD Board Resolution dated 12/7/2022 section 6).

For projects where an EIS is required, a scoping document must be prepared with the following objectives in mind:

- 1) focus the draft EIS on the potentially significant adverse environmental impacts;
- 2) eliminate non-significant and non-relevant issues;
- 3) identify the extent and quality of the information needed to adequately address significant adverse impacts, including an identification of relevant information, and required new information, including the required methodologies for obtaining new information;
- 4) identify the range of reasonable alternatives to be discussed;
- 5) provide an initial identification of mitigation measures; and
- 6) provide the public with an opportunity to participate in the identification of impacts.

The purpose of this Scoping Document is to address the items outlined above.

### **1.1 Proposed Action**

The proposed action consists of the construction of a new public K-12 school, bus garage, and the development of school grounds, including athletic fields, on a vacant parcel of land to be acquired from the County of Essex. The subdivision of land necessary to create this new parcel is a part of the proposed action.

## 1.2 Site Location

The project site is located on the easterly side of State Route 9 in the Town of Lewis, approximately 0.6 miles south of County Route 10 (Lewis Wadhams Road). The land to be subdivided for the new school parcel is locally known as the Thrall Dam parcel. The Thrall Dam site itself will not be part of the parcel to be conveyed for the new school.

## 2. Potentially Significant Adverse Environmental Impacts, Anticipated Information Necessary to Address the Impact, and Initial Identification of Mitigation Measures

Parts 2 and 3 of the FEA F were used to identify potentially significant adverse environmental impacts that may result from the proposed action.

### 2.1 Impact on Land

(FEAF Part 2 item 1f; Part 1 questions D2e, D2q): The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal.

- i. **Anticipated Information Necessary to Address the Impact:**  
Boundary and Topographic survey of existing conditions prepared by a professional surveyor licensed by the State of New York. Identification of soil types and depth to bedrock. Stormwater calculations to determine rates of existing runoff.
- ii. **Initial Identification of Mitigation Measures:**  
Develop a proposed grading plan with slopes that do not exceed slopes of existing surface. Design stormwater detention facilities. Preparation of erosion and sediment control plans and stormwater management plan.

### 2.2 Impacts on Surface Water

(FEAF Part 2 item 3h; Part 1 question D2e): The proposed action may cause soil erosion or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.

- i. **Anticipated Information Necessary to Address the Impact:**  
Boundary and Topographic survey of existing conditions prepared by a professional land surveyor licensed by the State of New York. Identification of soil types and depth to bedrock. Stormwater calculations to determine rates of existing runoff.
- ii. **Initial Identification of Mitigation Measures:**  
Develop a proposed grading plan with slopes that do not exceed slopes of existing surface. Design stormwater detention facilities. Preparation of erosion and sediment control plans and stormwater management plan.

(FEAF Part 2 item 3i; Part 1 question E2h): The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.

- i. **Anticipated Information Necessary to Address the Impact:**

Topographic survey of existing conditions. Identification of soil types and depth to bedrock. Stormwater calculations to determine rates of existing runoff.

**ii. Initial Identification of Mitigation Measures:**

Develop a proposed grading plan with slopes that do not exceed slopes of existing surface. Design stormwater detention facilities. Preparation of erosion and sediment control plans and stormwater management plan.

(FEAF Part 2 item 3k; Part 1 questions D1a, D2d): The proposed action will require the construction of new wastewater treatment facilities.

**i. Anticipated Information Necessary to Address the Impact:**

Estimated peak flows into the new wastewater treatment facility based on number of school staff, students, visitors, special events, number of plumbing fixtures, etc.. Determine soil types and depth to bedrock. Perform soil percolation rate tests.

**ii. Initial Identification of Mitigation Measures:**

Utilize water conservations measures such as low flow fixtures, etc.. Design wastewater treatment facilities pursuant to New York State Health Department codes and regulations.

### **2.3 Impact on Local Potable Water Supply**

(FEAF Part 2 item 4b; Part 2 question D2c): The project plan is to be served with potable water by the Town of Lewis public water system by extending the existing water main southerly along State Route 9 to the project site.

**i. Anticipated Information Necessary to Address the Impact:**

Required daily consumption of the proposed action based on number of staff, students, visitors, special events, number of plumbing fixtures, etc.. Verify capacity of existing Town of Lewis public water system.

**ii. Initial Identification of Mitigation Measures:**

Utilize water conservation measures such as low flow fixtures, etc.. Develop on site water supply (drilled wells) if Town system lacks capacity.

### **2.4 Impact on Plants and Animals**

(FEAF Part 2 item 7d; Part 1 question E2p): The proposed action may result in the degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.

**i. Anticipated Information Necessary to Address the Impact:**

Inventory of project site by a qualified environmental scientist or biologist.

- ii. **Initial Identification of Mitigation Measures:**  
Limit tree removal and clearing to certain times of the year.

(FEAF Part 2 item 7g; Part 1 question E2m): The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.

- i. **Anticipated Information Necessary to Address the Impact:**  
Inventory of project site by a qualified environmental scientist or biologist.
- ii. **Initial Identification of Mitigation Measures:**  
Limit tree removal and clearing to certain times of the year.

## 2.5 Impact on Aesthetic Resources

(FEAF Part 2 item 9e; Part 1 question E3h): The proposed action may cause a diminishment of the public enjoyment of the current land use.

- i. **Anticipated Information Necessary to Address the Impact:**  
Conduct an inventory and analysis of significant aesthetic resources in the area. Conduct a visual analysis depicting the potential appearance of the proposed action from surrounding areas. This analysis will be conducted in accordance with the Visual Analysis Methodology adopted by the Adirondack Park Agency.
- ii. **Initial Identification of Mitigation Measures:**  
Maintain existing vegetation between State Route 9 and the developed site. Limit the height of structures. Apply aesthetically pleasing architectural standards.

## 2.6 Impact on Outdoor Lighting

(FEAF Part 2 item 15e; Part 1 questions D2n, E1a): The proposed action may result in lighting creating sky-glow brighter than existing area conditions.

- i. **Anticipated Information Necessary to Address the Impact:**  
Lighting/photometric plan depicting existing and proposed outdoor lighting throughout the site, showing values in footcandles.
- ii. **Initial Identification of Mitigation Measures:**  
Utilize downcast lighting fixtures. Limit footcandles to recommended safe standards. Utilize "dark sky" compliant measures.

## 2.7 Impact on Consistency with Community Character

(FEAF Part 2 item 18f; Part 1 questions C2, C3, E1a, E1b, E2g, E2h): Proposed action is inconsistent with the predominant architectural scale and character of the existing community.

- i. **Anticipated Information Necessary to Address the Impact:**  
Conduct inventory and analysis of predominant architectural scale and character of the existing community.
- ii. **Initial Identification of Mitigation Measures:**  
Apply architectural standards that respect the scale and character of the existing community.

### 3. **Small or Insignificant Impacts**

It is important to note that the above impacts have been identified as potentially **SIGNIFICANT** adverse environmental impacts for this project. Other small or less significant impacts may be associated with this project, but the focus of this Scoping Document is on potentially significant adverse environmental impacts only. The draft EIS will focus only on those impacts listed above and will not address small or insignificant impacts associated with this project.

### 4. **Range of Reasonable Alternatives**

The following reasonable alternatives will be considered and discussed in the DEIS.

- 4.1.1 Selection of a Different Site
- 4.1.2 No Action Alternative

### 5. **Opportunities for Public to Participate**

The public was afforded the opportunity to submit comments on the Draft Scoping Document to the list of contacts shown on the cover page of this document. The list of contacts includes the confidential secretary to the BVCS D Superintendent of Schools, the project architect and engineers, and the project architect and engineers environmental subconsultant. The public was also afforded the opportunity to comment on the Draft Scoping Document at any regularly scheduled meeting of the BVCS D Board of Education through September 14, 2023. Once the Final Scoping document is completed and the DEIS is published, the public will also be notified of future opportunities to comment on the DEIS. The BVCS D Board of Education has the option to schedule a public hearing within 30 days after the DEIS is accepted by the board. A public hearing on the DEIS is not required by SEQR regulations.

### 6. **List of Involved or Interested Agencies**

For purposes of SEQRA, an *involved agency* has jurisdiction by law to fund, approve or directly undertake an action. If an agency will ultimately make a discretionary decision to fund, approve or undertake an action, then it is an "involved agency" notwithstanding that it has not received an application for funding or approval at the time the SEQR process is commenced. The lead agency is also an "involved agency". An *interested agency* lacks the jurisdiction to fund, approve or directly undertake an action but wishes to participate in the review process because of its specific expertise or concern about the proposed action. An "interested agency" has the same ability to participate in the review process as a member of the public.

**Involved Agencies**

Boquet Valley Central School District Board of Education (*SEQR Lead Agency*)

NYS Education Department

NYS Adirondack Park Agency

NYS Department of Environmental Conservation

NYS Department of Transportation

NYS Department of Health

Town of Crown Point

**Potentially Involved or Interested Agencies**

County of Essex Board of Supervisors

NYS Office of Parks, Recreation, and Historic Preservation

**7. Comments Received in Response to Draft Scoping Document**

**7.1.1 NYS Department of Environmental Conservation**

On 8/30/2023 NYS DEC's Region 5 Environmental Analyst, Division of Environmental Permits Ben Shubert wrote in an email to Scott Allen:

*Hi Scott,*

*DEC Division of Water is in the process of developing statewide guidance for floor drains. I spoke with our regional water staff and they said that the choices for floor drains at this type of facility are:*

- 1. Connect to public sewer. (I know this isn't an option for this project)*
- 2. PE designed system to discharge to surface water. The requirements of the system may depend on what activities are happening in the garage- example: vehicle maintenance/repair, vehicle detergent wash bays, wet vehicle or plain cold water wash bays, dry vehicle storage.*
- 3. System designed to discharge to a holding tank with regular hauling offsite to an acceptable receiving location. (Hold & haul)*

*There is a document from 2003 (guide for auto repair shops) that briefly states this type of information on page 23.*

*[https://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/vehiclemaint.pdf](https://www.dec.ny.gov/docs/permits_ej_operations_pdf/vehiclemaint.pdf)*

*If you have further questions let me know.*

*Thanks,*

*Ben*

**7.1.2 Other Comments**

No other comments on the Draft Scoping Document have been received as of September 13, 2023.

# BOQUET VALLEY CENTRAL SCHOOL DISTRICT BOARD OF EDUCATION

## ACCEPTANCE OF FINAL SCOPING DOCUMENT

WHEREAS, the Boquet Valley Central School District Board of Education (“BVCSD”) wishes to acquire approximately 100 acres of real property located at the east side of State Route 9 and approximately 0.6 miles south of County Route 10 in the Town of Lewis, County of Essex, for the purpose of constructing a new public K-12 school and bus garage, as well as development of accompanying school grounds (the “Project”); and

WHEREAS, BVCSD declared its intent to act as lead agency in order to complete an assessment of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"); and

WHEREAS, BVCSD notified all involved agencies, and provided the same with Part 1 of the FEAF, on at least thirty (30) days' notice that BVCSD intended to act as Lead Agency pursuant to SEQRA, and no objection to BVCSD assuming such status was made; and

WHEREAS, on December 7, 2022, BVCSD issued a positive declaration pursuant to SEQRA requiring that an environmental impact statement (“EIS”) be prepared assessing the potential significant adverse environmental impacts presented by the Project; and

WHEREAS, BVCSD directed that a Draft Scoping Document be prepared outlining the potential impacts to be assessed in a draft EIS; and

WHEREAS, a Draft Scoping Document was accepted by BVCSD on December 7, 2022; and

WHEREAS, after completion of a public comment period, BVCSD received a Final Scoping Document pursuant to SEQRA.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF EDUCATION FOR THE BOQUET VALLEY CENTRAL SCHOOL DISTRICT AS FOLLOWS:

Section 1. BVCSD hereby ratifies and confirms all actions taken, to date, by the BVCSD staff with respect to SEQRA compliance as so related to the Project.

Section 2. Pursuant to 6 N.Y.C.R.R. § 617.8 of the SEQRA regulations, BVCSD accepts the Final Scoping Document that has been prepared for the Project and directs that copies of the document be provided to all involved and interested agencies, as well as any individual requesting a copy.

Section 3. BVCSD hereby authorizes and further directs that BVCSD staff, agents, employees, and consultants undertake any such other and further action as may be necessary to complete a draft EIS in compliance with the Final Scoping Document.

Section 4. This Resolution shall take effect immediately.

The following vote was taken and recorded in the public or open session of said meeting:

Moved by: Heather Reynolds

Seconded by: Micah Stewart

Aye - 4

Nay - 0

Absent - 2

Dina Garvey

\_\_\_\_\_

Sarah Kullman

Evan George

\_\_\_\_\_

Sue Russell

Heather Reynolds

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\_\_\_\_\_

Micah Stewart

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Accepted

Denied

Dated: September 14, 2023  
Westport, New York